

City of Green Bay, Wisconsin

Architectural and Historical Intensive Survey Report Phase 1



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Abstract

This report documents the first of several phases of an architectural and historical intensive survey of resources located within the boundaries of the City of Green Bay, Wisconsin, as of 2021. The first part of the survey consisted of a reconnaissance survey of the western side of the Fox River in the City of Green Bay covering the old Fort Howard neighborhoods and industrial areas to the north and south. The survey was conducted by the principal and assistant investigators; after which, a research effort was conducted to ascertain the architectural and historical significance of the resources identified during the reconnaissance survey. The resulting products of the project were produced according to standards set by the Wisconsin Historical Society's State Historic Preservation Office and include the following:

Intensive Survey Report

The intensive survey report includes a summary of the research and a brief history of the community. It provides a historical context for the evaluation of historic resources and serves as a means for identifying significant properties, complexes, and districts eligible for listing in the National Register of Historic Places. It also contains recommendations for future surveys, research, priorities for National Register listing, and strategies for historic preservation.

Survey Maps

Survey maps indicate all previously and newly surveyed properties as well as properties already listed in the National Register of Historic Places. These maps are included in the Survey Results Chapter in this intensive survey report.

Electronic Documents

The Wisconsin Historical Society's website contains an electronic database, called the Architecture and Historic Inventory (AHI), for all inventoried properties. It can be viewed at www.wisconsinhistory.org. Also, an electronic copy of this report is saved on a compact disc and held at the Wisconsin Historical Society.

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Introduction

The City of Green Bay received a Historic Preservation grant-in-aid administered by the Wisconsin Historical Society from the National Park Service, U.S. Department of the Interior to hire Legacy Architecture, Inc., an architectural, interior design, and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct the first phase of an intensive survey of architecturally and historically significant resources within the boundaries of the City of Green Bay, Wisconsin. The major objective of the project was to identify individual resources, complexes, and districts of architectural or historical significance that are potentially eligible for listing in the National Register of Historic Places.

The survey was executed during the period from May 2021 to August 2021 by principal investigators Rowan Davidson and W. Jason Flatt with editorial assistance by Jennifer L. Lehrke and clerical assistance by Gail Biederwolf of Legacy Architecture, Inc. It consisted of several major work elements: completing a reconnaissance survey, conducting research, evaluating resources, and preparing an intensive survey report. The boundaries of the first phase of the survey were delineated as shown on the Survey Boundaries Map at the end of Chapter 2 and comprise approximately 3,600 acres of the city's total 35,686 acres. The survey identified approximately 338 resources of architectural and historical interest, including 13 individually eligible resources.

The purpose of this survey report was not to write a definitive history of the City of Green Bay, but rather to provide an overview of the history of the city in relation to a series of themes or study units, and to provide basic information on the resources that were identified during the reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community.

This architectural and historical intensive report and the associated work elements mentioned above are kept at the State Historic Preservation Office of the Wisconsin Historical Society in Madison, and a copy of the report is kept at the Green Bay City Hall and Brown County Central Library.

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Survey Methodology

Introduction

The first of several phases of the Architectural and Historical Intensive Survey of Green Bay was conducted over several months, beginning in May 2021 and concluding in August 2021. Legacy Architecture, Inc. of Sheboygan, Wisconsin, executed the survey with the assistance of W. Jason Flatt, the historic preservation specialist with the City of Green. The principal investigators, Rowan Davidson and Jason Flatt, conducted the reconnaissance survey fieldwork, performed historical research, authored the report, and prepared survey maps. Jennifer L. Lehrke edited the intensive survey report and generally oversaw the survey. Gail Biederwolf provided clerical support. The City of Green Bay Architectural and Historical Survey consisted of four major work tasks: (1) reconnaissance survey, (2) architectural and historical research, (3) evaluation of significant resources for inclusion in the intensive survey report, and (4) preparation and presentation of the intensive survey report.

Reconnaissance Survey

In May 2021, a windshield survey of the first phase area of the City of Green Bay, including the old Fort Howard neighborhoods on the west side of the Fox River and the industrial areas to the north and south, was conducted. The first phase area was surveyed street-by-street and structure-by-structure for resources of architectural and historical significance.

Records for approximately 760 previously surveyed resources were updated. Information contained in the Wisconsin Historical Society's online Architecture and Historic Inventory (AHI), particularly the address, was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since last surveyed. A new digital photograph of each property was taken to be added to the AHI.

In addition to updating the 760 previously surveyed resources, 283 of which were still survey worthy, 55 new resources were observed and documented resulting in 338 resources of architectural or historical interest. Information such as an address, name, and architectural style was noted, and field observations were recorded which were later entered in the AHI. A digital photograph of each property was also taken for inclusion in the AHI. In addition, all the existing and newly surveyed properties were identified by AHI number on maps which are included in Chapter 16 Survey Results.

Architectural and Historical Research

Architectural and historical research of the City of Green Bay was conducted by the principal investigators throughout the project to provide a historical context to evaluate resources. Of importance were items located at the Area Research Centers at the University of Wisconsin-Green Bay and the University of Wisconsin-Oshkosh, Brown County Central Library, Wisconsin Historical Society Library and Archives, Sanborn Fire Insurance Maps, City Directories, and assessor and land records. Resources that proved invaluable in providing a broad overview on the history of the City of Green Bay include *Green Bay, 1634-1924*, published by the Green Bay City Commission in 1924, the 1988 *Green Bay Intensive Resource Survey Final Report* produced by Howard, Needles, Tammen, & Bergendoff, and Jack Rudolph's *Green Bay: A Pictorial History*. Summaries of the city's history are included in this report and arranged in themes according to guidelines set forth by the State Historic Preservation Office of the Wisconsin Historical Society. Resources deemed eligible for listing in the National Register were evaluated based on their association with these themes. Site-specific historic research was conducted on all properties potentially eligible for the National Register of Historic Places or within a potential historic district.

Evaluation of Significant Resources

After the reconnaissance survey and research were completed, the data was analyzed to determine which individual properties, complexes, and districts were potentially eligible for listing in the National Register of Historic Places. The evaluation of individual historic resources, complexes, and districts were also reviewed with the State Historic Preservation Office of the Wisconsin Historical Society prior to inclusion in this report. The evaluation was performed according to the National Register's Criteria for Evaluation and Criteria Considerations which are used to assist local, state, and federal agencies in evaluating nominations to the National Register of Historic Places. The Criteria for Evaluation and Criteria Considerations are described in several National Register publications as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

As noted above, a historic district is placed in the National Register of Historic Places in a manner similar to individual properties, using essentially the same criteria. A historic district is comprised of resources; that is, buildings, structures, sites, or objects located in a geographically definable area. The historic district is united by historical factors and a sense of cohesive architectural integrity. District resources are individually classified as contributing or non-contributing.

- A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because:
 - a.) it was presented during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or
 - b.) it independently or individually meets the National Register criteria.
- B. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property or district is significant because:
 - a.) it was not present during the period of significance [less than 50 years old or moved to the site],
 - b.) due to alterations, disturbances, addition, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or
 - c.) it does not independently meet the National Register criteria.

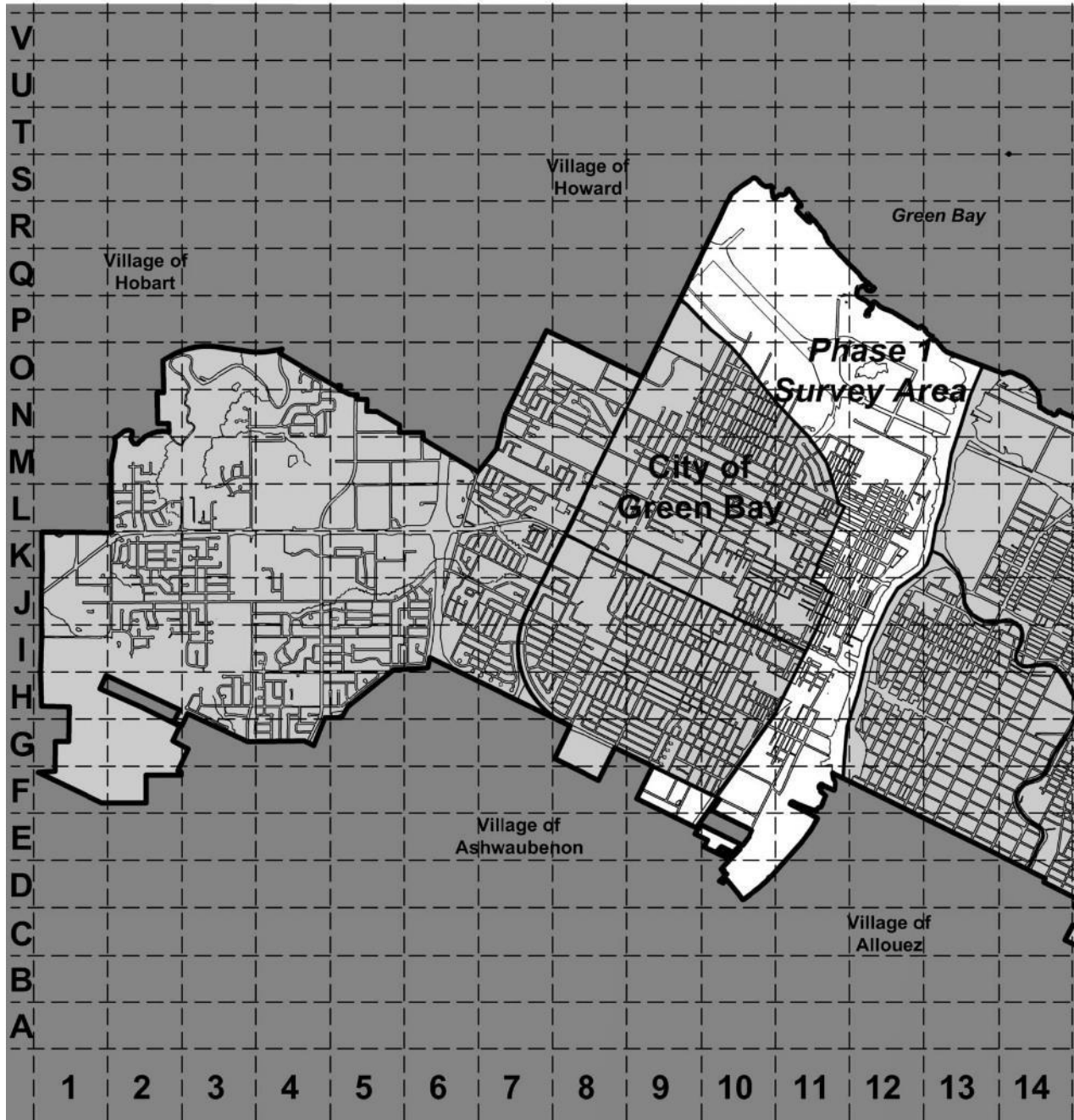
Preparation and Presentation of the Intensive Survey Report

This survey report describes the project and survey methodology, gives an overview of the history of the City of Green Bay, summarizes the thematic research and survey results, and gives recommendations for the Green Bay Landmarks Commission. This report does not include a definitive history of the city; rather, it provides a broad historical overview of many themes in one publication. It is intended to be a work in progress that can lead to future research and can be updated over time as new information is collected.

Copies of the final survey report were issued to the State Historic Preservation Office of the Wisconsin Historical Society and the Green Bay Landmarks Commission.

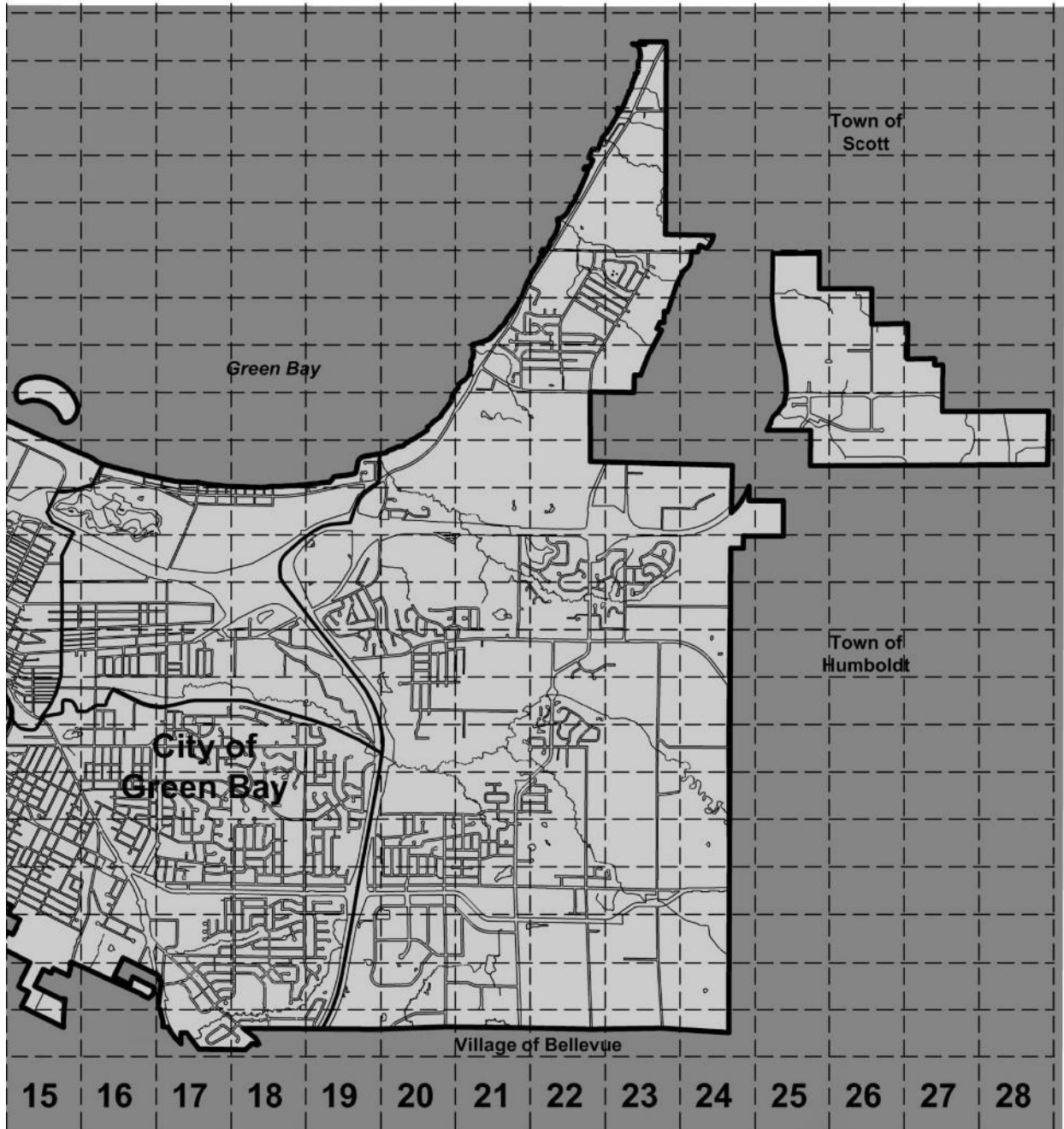
Legacy Architecture, the Green Bay Landmarks Commission, and the State Historic Preservation Office of the Wisconsin Historical Society conducted two public information meetings regarding

the survey. The first meeting was held on July 14, 2021, to introduce the survey team and the project process to the community. A second meeting held on August 4, 2021, presented the results of the project including the survey report, potentially eligible individual properties, and information on the National Register of Historic Places to the City of Green Bay, property owners, and the Landmarks Commission.



SURVEY AREA MAP





Historical Overview

The City of Green Bay, located at the mouth of the Fox River on Green Bay in Lake Michigan, is arguably the oldest European settlement in Wisconsin and has been a regional center of trade and commerce since the seventeenth century. The Menominee tribe have lived in the area for over a thousand years while the Ho-Chunk tribe were the first to contact French explorers. Other First Nations peoples to inhabit the area around Green Bay include the Potawatomi, Sauk, and Fox. Still more tribes, transplanted from further east or elsewhere in the Great Lakes region, have settled or been forcibly moved to the area including the Mascouten, Stockbridge, Munsee, Oneida, Ojibwe, and Huron. Samuel de Champlain, governor of New France in Quebec, chose Jean Nicolet to explore westward in the Great Lakes region in search of a path to Asia in 1634, a common motivation in the European exploration of the western hemisphere during the early seventeenth century. Nicolet, accompanied by seven Hurons, reached ‘La Baie des Puants,’ present-day Green Bay, in the fall of 1634. After engaging and trading with the native Ho-Chunk, Nicolet continued to explore the region and claimed it for France while naming the bay ‘La Baie Verte,’ or Green Bay.¹

The French continued to travel the area during the following decades, and the first permanent white settlement, located five miles up the Fox River from the present site of Green Bay, was established as the St. Francis Xavier Jesuit mission by Claude Allouez in 1671. A small fort at the mouth of the river, Fort La Baye, was also erected in support of the growing fur trade. The site of Green Bay at the mouth of Fox River became an increasingly important strategic location for the fur trade, which dominated the eighteenth-century economy of the Great Lakes region. The French also introduced the distinctive land surveying method of dividing land into long, narrow lots with access to the water. Much of the older sections of the present city are marked by this unusual subdivision of property. During the French Indian War, from 1754 to 1760, the British occupied and garrisoned a small temporary fort at Green Bay but abandoned it by 1763. Despite American independence, official in 1783, Green Bay remained a British settlement with a specifically French and native Indian population. Though the region was technically ceded to the United States in 1800, the community, known as Baye Verte, of fur traders, natives, and priests with a Menominee village on the west side of the river, remained under British control until after the War of 1812. Several of the notable family names of this settlement period, such as Grignon, Porlier, Lawe, Franks, Roi, Langlade, and Vieau persist.²

After the end of the war, the United States occupied Baye Verte and constructed Fort Howard on the western side of the Fox River near its mouth in 1816. At the time, there were likely fewer than 300 inhabitants in the immediate vicinity. A military reservation around the fort covered an area of nearly 4,000 acres and remained federal property until 1863, delaying development on the west side of the river. The fort was briefly relocated to high ground in the present Village of

Allouez between 1820 and 1822 but was ultimately returned to its original site. In 1822, the eastern Oneida tribe, originally from New York state, settled on a reservation to the west of the fort with the permission of the local Menominee tribe. After the establishment of the fort, the community grew rapidly with an influx of population from the eastern United States. The fur trade was at its highest in the 1820s; however, U.S. trade regulations, diminishing availability of pelts, and increased settlement along the Fox River eventually led to a rapid decline. The nearby settlement slowly came to be known as Green Bay instead of Baye Verte as the total of Anglo-American settlers came to outnumber the established French and Indian inhabitants during the first three decades of the nineteenth century. Notable early influential American inhabitants in Green Bay included the Doty, Whitney, Arndt, Baird, and Martin families. John Jacob Astor established the American Fur Company, which slowly competed with and then displaced the smaller French Indian operations locally. The settlement's location was ideal given its location at the mouth of the Fox River, a link between the Great Lakes and the Mississippi River valley, and westward expansion.³



Lithograph of Fort Howard, Comte de Castelnaud, 1842. WHS # 3773.

Brown County was formally established in 1818. During the 1820s, Green Bay developed along the eastern side of the Fox River, opposite Fort Howard, and was commonly known as Shantytown, a point of departure for settlers and traders arriving in the territory. James Doty arrived in 1824 and, as the first federal judge in the territory, established the first county seat of Brown County. Doty, along with John Lawe, platted the Village of Menomineeville in 1829, though the settlement failed to develop at first. Daniel Whitney platted the settlement of Navarino along the northern section of the east side of the river in 1829 with a focus on expanding logging and shipping opportunities. Streets laid parallel to the river were named after



Navarino and Astor Plats, 1835. WHS # 121437.

United States presidents. Whitney constructed the first hotel in the Green Bay area, the Washington House, in 1830. By the mid-1830s, the fur trade was in marked decline and agriculture, supported by a wave of immigration as Wisconsin opened to settlement in 1835, became the dominant economic driver of the region. In 1835, John Jacob Astor, the proprietor of the successful American Fur Company, platted the settlement of Astor with the assistance of Ramsey Crooks and Robert Stuart to the south along the eastern side of the river. Astor was largely organized through the foreclosure of homestead mortgages for the local French Indian inhabitants of the settlement. A large hotel, the Astor House, was constructed the same year, and

rivalry between the two sides of the community, Navarino and Astor developed. While both Astor and Navarino competed to be the county seat, the community of De Pere to the south was initially selected. However, the two rivals were consolidated as the borough of Green Bay in 1838 to move the local government, which eventually did switch to the Green Bay area in 1840. The Village of Fort Howard was eventually platted by Joel Fisk and Uriah Peak in 1850 on the west bank of the river adjacent to the fort.⁴

The 1820s and 1830s saw many firsts in the area including receiving federal mail in 1822, the first location to do so in the Wisconsin Territory. The first church established in the community was a catholic church founded by Father Gabriel Richard in 1823, adjacent to a cemetery that had been used since the early eighteenth century at the present corner of South Washington and South Adams Streets. The Erie Canal was completed in New York State, linking New England with the Great Lakes, and allowing large ships to bypass Niagara Falls. This further opened Green Bay to the eastern United States as it became a center of trade and disembarkment for people and goods. The first successful sawmill was established in 1827. The end of the Black Hawk War in 1833 gave the impetus during the following two years to make land sales public and encourage settlement across the region. Most of these initial settlers were Yankee farmers from New England and New York that began to pour into Wisconsin, many through Green Bay. As the settlement grew in the early nineteenth century, the economic base shifted from the fur trade to shipping and agriculture. The first newspaper in Wisconsin, the Green Bay Intelligencer, was established in 1833 by Albert Ellis and John Suydam. The first bank was established in 1835. The military road, connecting Green Bay to Portage and then Prairie du Chien across the state, was completed in 1837 and served to increase the community's importance as a port of entry for the Wisconsin Territory.⁵

The local economy of the small city moved toward a local service center and transportation, while Fort Howard, on the west side of the river became a manufacturing location as lumber became the primary product of the region. Demand for sawn lumber and shingles in Wisconsin and elsewhere encouraged lumber camps in northern Wisconsin and the upper peninsula of Michigan with Green Bay serving as the natural port of departure and distribution. The 1850s also saw immigration to Green Bay from Germany, Belgium, and Holland in large numbers, adding to a population that was a mix of French Indian and Yankees. The first local newspaper, the Green Bay Advocate, was established by Charles Robinson in 1846. In 1848, Wisconsin achieved statehood, led by the efforts of Morgan Martin and Henry Baird, both prominent figures in Green Bay. The garrison at Fort Howard left for the Mexican American War in 1846 and never fully returned in total numbers. The Fort was eventually decommissioned in 1852 and remained empty for the remainder of the decade. Fort buildings were sold and moved into the neighboring village, and the land of the fort was sold to the Chicago and Northwestern Railroad in 1862. The railroad constructed a depot and rail yards in Fort Howard, encouraging local growth and industry. The following year, the City of Green Bay funded the construction of the first bridge across the Fox River, located at the present site of Walnut Street. Population and development in Green Bay, on the east side of the river, continued to outstrip that on the west side as the population of Green Bay reached 1,923 inhabitants by 1850 while Fort Howard had 567 the same year. The borough of Green Bay was incorporated as a city in 1854, the first in northeastern Wisconsin. Fort Howard followed suit, becoming a village in 1856. The Green Bay Area Public School District, one of the first in the state, was founded in 1856.⁶

In 1860, the population of Green Bay reached 2,275 people while Fort Howard had approximately 800 inhabitants. Access to timber resources and an extant lumber industry in the Fox River Valley encouraged the development of the paper industry locally, with Green Bay serving as its primary distribution point with access to Great Lakes shipping and railroads. The first paper mill was established in Fort Howard in 1865. Lumber began to decline in importance in the 1870s, replaced by paper, food packaging, and manufactured goods. The small Green Bay and Western Railroad was established in 1871, beginning in Green Bay, and the Chicago, Milwaukee, St. Paul, and Pacific Railroad arrived in Green Bay in 1873, terminating with a depot in Green Bay. With three railroads converging in Green Bay and Fort Howard, the area became a railway town, with many workers and employees supporting the local economy as a regional hub and transportation center. Breweries propagated in Green Bay in the 1860s and 1870s including the Rahr, Blesch, and Hagemeister businesses. While downtown Green Bay remained the commercial center of the area, a secondary commercial corridor in Fort Howard along Broadway developed as a separate business district with retail, service, and wholesale stores. A rivalry between the two sides of the river developed as Fort Howard was incorporated as a city in 1873.⁷



Green Bay and Fort Howard, Bird's Eye View, A. Rugar. 1867. WHS # 11416.

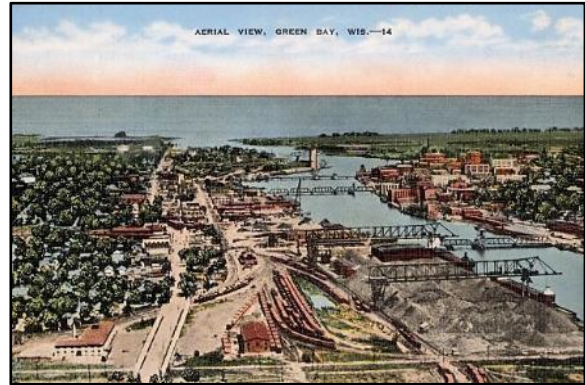
The combined population of Green Bay and Fort Howard reached 7,476 people in 1880. The area developed a reputation as a tough town, perhaps due to its shipping and railroad identity, with 28 hotels and over 100 saloons during the 1880s. The first telephone lines were installed in Green Bay in 1884, and two more bridges along with three railroad trestles were constructed spanning the Fox River by 1893. All these bridges were operable to allow river traffic. Many of the inlets along the river, creating swampy areas along the shore, began to be filled in and developed during the 1890s. The first streetcar line was installed in Fort Howard in 1893 and then Green Bay the following year, operated by the Fox River Electric Company. In 1895, a referendum on the merger, via annexation, between Green Bay and Fort Howard was held with the result that the two were united as the City of Green Bay with a single municipal government.⁸



Bird's Eye View of Green Bay and Fort Howard, C. J. Pauli. 1893. WHS # 12369.

The population of Green Bay reached 23,748 people in 1900. As the second-largest city in Wisconsin during the early twentieth century, the newly combined Green Bay was a large service and retail center for the region in addition to its industrial and distribution-based heft, supplying, via rail and ship, packaged food, furniture, machinery, paper, coal, and ore. New

roads and rail lines increasingly replaced the bay and Fox River as the primary means of transportation during the 1900s; however, the presence of the waterways provided access and power for continued industrial growth and development. Paper companies continued to grow in importance and encouraged associated industries such as tool and die companies, supply equipment, and railroads. The city's bawdy reputation was only encouraged when an investigation of bribery, gambling, and prostitution resulted in the indictment of half of the city council and national notoriety in 1909. Green Bay's first farmers market was introduced in Whitney Park in 1917, and the processing and canning of vegetables and other products became a local industry. In 1919, Earl "Curly" Lambeau and others organized a professional football team. Supported by Lambeau's employer, the Indian Packing Company, the team adopted the moniker of 'Packers.' Initially successful, the team obtained a franchise with the fledgling National Professional Football League in 1921 and would go on to successfully win nine championships before the creation of the National Football League in 1966. One of the most successful football clubs in history, the team's association with the City of Green Bay became synonymous.⁹



Bosse News postcard, Aerial View – Green Bay, 1926. WHS # 127225.

The population of the city reached 31,643 inhabitants in 1920. The following decade was one of economic success in Green Bay as the city boasted numerous large and influential businesses and manufacturers, several of national importance, including the Green Bay Box Company, Charmin Paper Products, Larsen Canning Company, Fort Howard Lumber Company, Badger Showcase Company, Western Lime and Cement Company, Reiss C. Coal Company, Northwest Engineering Company, Leicht Material, and Transfer Company,

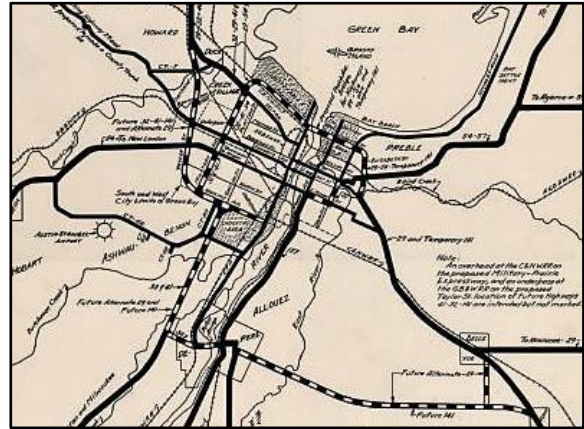


Postcard, Scene of Ashland Avenue – West side of Green Bay, 1926. WHS # 127577.

Automatic File and Index Company, Hess Iron Works, Fort Howard Paper Company, Northern Paper Mills, and the Hoberg Paper and Fibre Company. The depression years were particularly hard on Green Bay with its economy closely tied to transportation and distribution. With production across the nation stymied, the railroad, shipping, and manufacturing jobs of the city became scarce. The city's trolleys were replaced with a fleet of buses operated by the Wisconsin Public Service Corporation in 1937.¹⁰

By 1950, Green Bay had a population of 52,735 residents. Post-war growth expanded on the west side of the city first, as the land was more readily available. Businesses began to follow the

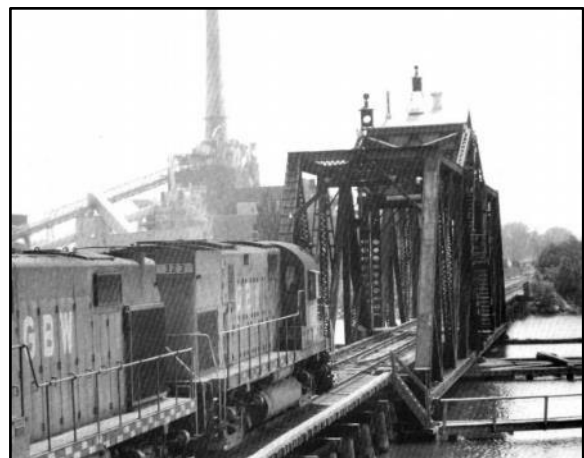
population to the fringes of the city during the 1950s, leaving the downtown core increasingly empty. The first efforts to revitalize downtown were initiated in 1956 by several Green Bay business leaders, who hired renowned Victor Gruen and Associates to produce a master plan for the city. The Lake Michigan Pipeline, which replaced the city's well system, was dedicated in 1956, providing municipal water directly from the adjacent bay. A new City Stadium for the Green Bay Packers was constructed with the help of the City of Green Bay on the southwest side in 1956. The stadium was renamed Lambeau Field in 1965.¹¹



Regional Plan for Green Bay, highways and arterial streets, R. A. Heffernan. 1950. WHS # 106131.

The population of Green Bay, spurred by suburban growth, reached 62,952 inhabitants by 1960. In 1964, the neighboring Town of Preble to the east was annexed by Green Bay, adding nineteen square miles and an additional 14,000 residents. Annexations at the eastern and western edges of the city increased in the 1960s to keep up with suburban growth and have continued at a steady rate. The Green Bay Packers won the first Super Bowl in 1967 under the leadership and coaching of Vince Lombardi. They would go on to win again the following year, becoming one of the most successful professional football franchises in the nation. In 1967, the Green Bay Redevelopment Authority was formed. Using federal Housing and Urban Development grants, wide swaths of downtown Green Bay and the area along Broadway were demolished for urban renewal in the following years. Following urban renewal efforts, the Port Plaza Mall was opened in 1977 in downtown Green Bay, serving as a 450,000 square foot regional shopping center. A 22-mile-long highway, including sections of U. S. Highway 41, Interstate 43, and State Highway 172, was linked together producing a beltline around the city in 1979. Immigration to the region increased again after decades of dormancy with a large number of Latinos and Southeast Asians settling in the city from the 1970s to the present.¹²

By 1980, the population of Green Bay reached 87,947 people: the third-largest city in Wisconsin and the largest in the northeastern quadrant of the state. Port Plaza Mall was expanded in 1980, though later developments in the 1990s saw a decline of the central development in the face of suburban retailers at the edges of the city. The Interstate 43 Business Center, an 828-acre office and manufacturing park, was initiated in 1988 on the far east side and has continued to grow. The main street program for Broadway was introduced in 1996, and a revitalization plan for downtown begun the following year to improve the economic conditions in the center of the city, which was considered blighted. The Green Bay



Green Bay and Western engines and swing Bridge over the Fox River at Green Bay. c.1980.

Packers won the Super Bowl again in 1997, increasingly becoming one of the primary draws for the city and an economic engine. They would win the championship again in 2011. The population reached 102,313 in 2000 and has increased marginally since. During 2000s, Green Bay made efforts to expanded Bay Beach Park, neighborhood improvements, downtown and Broadway streetscaping, and public parks.¹³

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Historic Indians

Fox

The Fox tribe originated in southern Michigan, where a series of wars with the Iroquois fought over trade in the eastern United States, caused them to move further west into Wisconsin during the mid-seventeenth century. The tribe was Algonquin speaking, culturally similar to their neighboring Sauk, Mascouten, and Potawatomi tribes. By the mid-seventeenth century, the Fox had established four villages along the lower portions of the Fox River, not far from present-day Green Bay. By the turn of the eighteenth century, the tribe controlled much of the Fox River Valley, giving the river its name via the French fur trappers. In 1712, a series of conflicts known as the French-Fox War began over control of the portage between the Fox and Wisconsin Rivers, controlling access to the interior and Mississippi River. Ending in 1716, the war decimated the Fox tribe's population. The tribe spread out, settling from Green Bay in the north to Illinois in the south, and intermarried with the closely related Sauk tribe. Both tribes eventually returned to the Green Bay area in 1733. By the end of the eighteenth century, the Fox had settled further west, along the Mississippi, Rock, and Wisconsin Rivers.¹⁴

Ho-Chunk

The Ho-Chunk refer to themselves as Hoocaak. The tribe was known for their large, densely populated villages, often with as many as 5,000 inhabitants, during the seventeenth century. The tribe occupied much of the land in southern and western Wisconsin during the period and belonged to neither the Algonquian speaking peoples to the east or the Siouan speaking peoples to the west. Referred to as Winnebago by the French and other native tribes, the Ho-Chunk traced their origins back to the area around the Fox River Valley and as the descendants of the Oneota Tradition of approximately 1,000 years ago. The mid-seventeenth century saw a sharp decline in population in the face of extensive disease and warfare with other tribes. By the mid-eighteenth century, the Ho-Chunk had withdrawn from the Green Bay area where they engaged in the fur trade with the French and shifted down the Fox River toward Lake Winnebago and into the interior of central Wisconsin. Following a series of treaties in 1829 and 1833, the Ho-Chunk were forcibly moved west of the Mississippi River after ceding their lands. However, many refused to leave, and even more returned within a few years. The United States government attempted to remove them several times, unsuccessfully, until 1865, when a reservation was established in Nebraska. Even then many remained in central and southern Wisconsin to the present.¹⁵

Menominee

The Menominee tribe was recognized as originating in a single village at the mouth of the Menominee River on Green Bay. In the seventeenth century, they were considered a small but friendly tribe by the French, who began to join in the fur trade by 1667. It was reported that they fought frequently with the Potawatomi and other tribes that moved into Wisconsin from the east while maintaining good relations with Siouan-speaking tribes to the west. As the Fox, Sauk, and Ho-Chunk began to leave the area in northeast Wisconsin following conflicts with the French and each other in the 1710s and 1720s, the Menominee began to expand from the former territory along the Fox River to the south. By the 1730s, a large Menominee settlement was present on the west side of the mouth of the Fox River, in present-day Green Bay, near the European settlement on the other side of the river. By the end of the eighteenth century, the Menominee were the largest regional tribe in the Green Bay area. By the early nineteenth century, the Menominee had intermarried extensively with the French and other tribes of the Great Lakes region, contributing to the rise of the distinct Metis culture and identity. The demise of the fur trade and the arrival of many Yankee settlers from the east hurt the tribe and its social structure considerably in the 1820s and 1830s, and the Cedar Point Treaty of 1836 ceded Menominee lands to the United States. The population of the Menominee and Metis people along Green Bay and elsewhere began to decline. Initially planned for removal to Minnesota, the Menominee resisted and moved to settlements inland along the Oconto River by 1849. In 1856, this area was confirmed as the Menominee Reservation; and an Indian Agency was established at Keshena in 1855. Lumbering became the primary economic engine for the tribe well into the twentieth century. Menominee lands and the reservation were terminated in 1954, and the area became Menominee County. However, tribal trust status was restored in 1973.¹⁶

Oneida

One of the original Algonquin-speaking tribes of the five nations of the Iroquois, the Oneida were not native to Wisconsin and the Midwest. Instead, they belonged to an eastern woodlands people with a distinct culture and a history, during the seventeenth and eighteenth century, of an advanced trading network and military alliance with the British. With their numbers dwindling and the United States Government disinterested in their situation, the Oneida left New York State led by Eleazer Williams in 1822. The tribe purchased four million acres from the Menominee tribe in 1823 and settled in Duck Creek, Brown County west of Green Bay. The land area they controlled was later reduced by the U. S. federal government to 500,000 acres, and then again in 1838 to only 65,000 acres. The Oneida fared better than many other Wisconsin tribes initially because they were to some degree already integrated with a European family structure, English as a common second language, and a Christian belief system. However, the land was still owned collectively by the tribe, and land allotments were introduced to the Oneida Reservation in 1892. By 1908, almost all the land had been distributed and consequently sold. The formal tribal government was disbanded, and many members left the area for work elsewhere. The Indian Reorganization Act gave the tribe formal recognition again as a sovereign nation and prevented further allotments. By the end of the 1930s, 1,500 Oneida lived on the reservation. Attempts since the 1960s to return all the reservation lands to the Oneida have been steady, and a significant portion of the reservation is presently shared within the city limits of

Green Bay. In 1972, the population of Oneida on the reservation was approximately 2,000 people, with another 4,200 members living elsewhere. Housing projects were begun the same year and the community began to grow again. The tribe experienced financial success from the 1990s to the present derived from casinos.¹⁷

Potawatomi

The Potawatomi tribe originated in southern Michigan, where a series of wars with the Iroquois fought over trade in the eastern United States, caused them to move further west into Wisconsin during the mid-seventeenth century. The tribe was Algonquin speaking, culturally similar to their neighboring Sauk, Mascouten, and Fox tribes. Many arrived in Green Bay in 1642, essentially as refugees, and constructed villages in the area. After initially settling in the Brown County and Door County areas of Wisconsin, they soon began working with French fur traders and overpowering smaller local tribes, becoming a dominant regional force in the eighteenth century along the western shore of Lake Michigan. By 1653, many lived in a large, fortified village along the shore of Lake Michigan near present-day Kewaunee. The tribe eventually had at least eight villages recorded by the French by the late seventeenth century, who served as close allies. Many also returned to Michigan during the early eighteenth century. Closely tied to the French, the tribe's relationship with the British, and then the American, government was less friendly. The last Potawatomi villages in the Green Bay area were abandoned in 1805 as the tribe moved into southeast Wisconsin. The 1833 Treaty of Chicago ceded Potawatomi land in eastern Wisconsin to the United States. Many tribal members sought refuge in central and northern Wisconsin to resist removal. By the 1850s, the U. S. Government forcibly removed the Potawatomi to Kansas and Iowa. Many emigrated instead to Canada or moved further north and settled in present day Forest County by the 1880s.¹⁸

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Government

Military Frontier

Fort Howard Surgeon's Quarters

The Fort Howard Surgeon's Quarters, presently located at 412 North Maple Avenue, was likely constructed along with the rest of Fort Howard. Non-extant Fort Howard was built on the site of the previous French Fort La Baye and renamed British Fort Edward Augustus. When the United States Army arrived at what is now Green Bay in 1816, they erected the small fort to oversee trade and movement at the mouth of the Fox River. In 1831, new frame buildings were constructed at Fort Howard to replace the older log ones. Approximately thirteen such buildings were constructed between 1831 and 1835 for the fort.



*Fort Howard Surgeon's Quarters, 1831
412 N. Maple Avenue*

The Surgeon's Quarter's was likely among these. The fort remained a military installation until 1852 when it was mothballed. The property was eventually sold to the Chicago and Northwestern Railroad in 1863. Following the end of the Civil War, the remaining buildings of the fort were moved by railway, which converted the site into railway stations and yards. The Surgeon's Quarters building was relocated in the late 1860s to a lot a few blocks away from the fort site. The building has been primarily used as a duplex and apartments for the last 150 years.¹⁹

The building is a republican period Greek Revival style house with a shed dormer roof in the rear and a simple colonnade. It appears likely that the foundation, siding, openings, and even interior layout have changed since its original construction. The exact original function of the building is in doubt since it could easily have served as officer's quarters or similar use; however, the building certainly originated with the Fort Howard instillation.²⁰

All the extant buildings related to Fort Howard were moved from their original locations onto lots in the surrounding neighborhoods on the west side of Green Bay near the original fort site. It is possible that the Chicago and Northwestern Railroad when it acquired the land of the former fort, rolled the existing buildings onto empty adjacent lots from 1868 to 1871. People then purchased them and moved them to their preferred locations. Several of the remaining buildings of Fort Howard were moved to Heritage Hill State Park in the neighboring Village of Allouez in

1975. These remnant buildings are listed on the National Register of Historic Places despite being moved from their original locations. The Fort Howard Surgeon's Quarters is the last remaining Fort Howard building that remains at its second, or possibly third, site.²¹

The Fort Howard Surgeon's Quarters building is significant under Criterion D: as a likely source of important information regarding the construction methods and daily life at Fort Howard from 1831 to the 1850s. The period of significance for the property would extend from 1831 to 1852 when the fort was shuttered.

Historic Resources Associated with Government Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
1225 N. Buchanan Street	Green Bay U.S. Army Reserve Center	1959	Astylistic Util.	Surveyed
520 Dousman Street	Bicentennial Cabin	1976	Rustic	Surveyed
412 N. Maple Avenue	Fort Howard Surgeon's Quarters	1831	Greek Revival	Eligible
603 Ninth Street	Fire Department Station No. 4	1949	Art Moderne	Surveyed

Settlement

Belgian

Most Belgians that immigrated to Wisconsin were Walloons, francophone Catholics from the southern part of the country along the French border. They settled in dense communities within a small region from Green Bay to Sturgeon Bay in northeast Wisconsin, where they established rural parishes, and almost nowhere else in the state. Indeed, this was the largest Belgian settlement in the United States during the nineteenth century. Drawn to Green Bay as a point of arrival, Belgian immigrants made up as much as twenty percent of the population of Door County, Kewaunee County, and Brown County during the nineteenth century. Nearly all Belgian immigration took place in large numbers between 1854 and 1857, after which arrivals decreased dramatically. While most arrived with the intention of being farmers, they often ended up with “land unseen” parcels that were densely wooded or wetlands, encouraging them to take on employment in cities like Green Bay. By the end of the century, the Belgians had established themselves similarly to their fellow German and Dutch immigrant groups.²²

Dutch

Dutch immigration to Wisconsin took place primarily between 1840 and 1890 and specifically during the first two decades of that period. The first wave in 1844 was known as ‘Seceders,’ Dutch followers of the state-controlled Reformed Church of the Netherlands who disliked the increase in state dictates. Following a pursuit of religious freedom, they immigrated to the United States, particularly the Midwest, including Wisconsin. Dutch immigration followed the route through the St. Lawrence River and Great Lakes to northeastern Wisconsin. As a group, this dictated their settlement patterns, as nearly all nineteenth century Dutch immigration traveled through Sheboygan or Green Bay. Mostly working-class laborers and farmers, many Dutch immigrants originated in the provinces of Gelderland, Zeeland, and Friesland and settled in the Fox River Valley and along the northern shore of Lake Michigan. The Dutch came in large numbers and by 1854 were the largest foreign-born group in Sheboygan, Fond du Lac, and Manitowoc counties, with a sizable presence in Brown County and Green Bay as well.²³

French

Evidence of permanent French settlement in Wisconsin is minimal. During the seventeenth and eighteenth centuries, French explorers and fur trappers traveled across the state establishing trading posts, forts, and mixing with native tribes with great frequency. The origin of the name

for Green Bay, and many other locations across the state, comes from a French origin. However, permanent settlement, certainly extant settlement, along the major waterways that served as the primary mode of transportation from the period, were rare. After the British victory at the end of the French-Indian War in 1763, the French in North America did not leave. Instead, they remained primarily in Quebec, Louisiana, and in small enclaves along the Mississippi River such as Prairie Du Chien, and along the shore of the Great Lakes region in places like Green Bay. The French often mixed with Native Americans, and, after decades if not centuries, a specific cultural identity of Metis, a mix of French and Indian backgrounds, arose in the Great Lakes region including Wisconsin. By 1850, only 8,000 people of French origin lived in Wisconsin: nearly all in Green Bay, Fond du Lac, and Prairie du Chien. There have been remarkably few French immigrants to Wisconsin since the end of the eighteenth century.²⁴

German

During the nineteenth century, nearly 5.5 million Germans immigrated to the United States as the largest non-English speaking immigrant group in American history. The greatest concentration of settlement for Germans was in the north Atlantic and Midwestern states. A combination of crop failures, political reforms, repression, and a rapidly growing population in central Europe began the extensive emigration in the 1840s. During the mid-1840s, Germans began immigrating to Wisconsin and were the largest group of settlers in the state, numbering nearly 300,000 immigrants cumulatively by the early twentieth century. This is evidenced by the predominance of German names to the present. In the 1880 census, the percentage of Germans among those indicating they were born in a foreign country was 80 percent and remained as high through 1910. In 1900, 45 percent of the foreign-born population of Brown County were of German origin. In Brown County, Germans settled everywhere, but in especially high concentrations in the rural farmland outside of Green Bay where they frequently purchased farms from the Yankee and French Indian settlers and who preceded them.²⁵ Often initially poor when they arrived, German immigrants looked for available and developed farmland or took on labor and trade jobs in cities. However, they also found success and influence by the late nineteenth century. Many German immigrants were farmers and brought with them the knowledge of crop rotation, diversified farming, and soil enrichment at a transitional period for agriculture in Wisconsin after the wheat craze of the mid-nineteenth century. This began an era of diversified farming in the area. The rural German population is often credited for its influence in transitioning Wisconsin agriculture to dairy production in the late nineteenth century. German settlers initially stuck to a specific religious community, typically Catholic or Lutheran, often originating from the same place or village in Germany.²⁶

Irish

The first wave of Irish immigration to the United States took place from the mid-1840s through the 1850s. Famine, poverty, and a lack of opportunities in Ireland encouraged millions to leave. Departing out of necessity and destitution, the Irish were initially poor upon arrival in the United States. Though the Irish made up the second-largest English-speaking ethnic group in the country besides the Yankees and British, they also served as the exception to the rule among

English speakers in that their assimilation into American society was not always easy. This has often been attributed to a difference in religion, and a strong Catholic identity persisted among the Irish well into the twentieth-century United States. Predominately urban in their settlement patterns, the Irish have often been considered a more fluid population than many, moving around and in and out of cities and states following employment. Wisconsin was typically the second or third stop for Irish immigrants. Somewhat displaced by a large number of German immigrants to the state during the same period, their numbers in Wisconsin were quite large and tended to settle primarily in cities, where they were employed in industrial, commercial, and railway work. In the early 1850s, Irish began to immigrate to eastern Wisconsin in large numbers second only to the Germans. Irish immigrants to Wisconsin tended to settle in the urban centers of Milwaukee, Green Bay, and Racine. Many filled common laborer employment rather than becoming farmers.²⁷

Norwegian

Immigration from Norway to the United States began as early as the 1840s and continued into the early twentieth century. Land and opportunities in Norway were increasingly scarce as Scandinavian society and economy were going through a period of transition and upheaval. Nearly two-thirds of Norway's population increase during the nineteenth century left for America. The upper-Midwest, and northern and western Wisconsin along with Minnesota in particular, drew many Scandinavian immigrants. 25 percent of Norwegian immigration to the United States settled in Wisconsin and 25 percent settled in neighboring Minnesota. Among all the Scandinavian groups to immigrate, Norwegians were by far the most numerous. The region in western Wisconsin, from La Crosse north to Lake Superior, was popular because of its familiar environment, affordable farming land, and existing Scandinavian communities. By the end of the nineteenth century, Norwegians were the second largest non-English speaking immigrant group in Wisconsin after Germans. Upon settling in the state, Norwegians, along with other Scandinavian immigrant groups, often established farms. Besides farming, logging was a popular industrial pursuit and source of employment. Norwegians developed a reputation for being insular in their settlement pattern, often only associating with other Norwegians regularly and refusing to intermarry or share church parishes during the nineteenth century; however, this changed considerably during the twentieth century in communities like Green Bay, where the Norwegian population intermarried with other groups and dispersed.²⁸

Yankee

Self-described Americans of mostly British descent, 'Yankees' indicates the people who lived in the northeastern and mid-Atlantic states of the United States during the colonial and early Republican periods. They tended to be Protestant, often supported the temperance and abolitionist movements, and worked in entrepreneurial, professional, and farming pursuits. During the nineteenth century, Yankees migrated westward establishing small communities and farms as they went. A rapid rise in population and a growing economy encouraged many to leave the New England states and New York for Wisconsin during the 1830s as land in the territory became available. The end of the Black Hawk War in 1833 signaled the beginning of

steady immigration to Wisconsin. By 1850, two-thirds of the state's population originated in New England. After the end of the Civil War, when wheat prices plummeted, many of these initial settlers moved further west, selling their land to immigrant Germans. Established wealth and social dominance, mixed with an emphasis on education and entrepreneurship meant that Yankees remained influential in social and political matters in the State of Wisconsin well into the twentieth century despite their numerically smaller numbers. In Green Bay, Yankee's began to arrive in large numbers during the 1810s and 1820s, equaling the established French culture already in place. By the 1830s, Yankee settlers outnumbered the French and came to dominate the city's politics and culture for the remainder of the nineteenth century. Like elsewhere in the state, the Yankees of Green Bay filled the early professional classes as businessmen, doctors, lawyers, soldiers, and preachers. Yankees remained the largest group in the city in the 1850s, though many later moved away.²⁹

Industry

Brewing and Bottling

America's first brewery was founded in New Amsterdam (New York City) in 1630. The brewing industry in Wisconsin began over 200 years later in the early 1840s. Wisconsin had an abundant supply of water and ice as well as barley and hops. The industry was also closely tied to German immigration, both in terms of skilled labor and consumption, and was centered in Milwaukee.³⁰

Small breweries serving local markets began to appear in other parts of the state in 1850 when census data lists 27 breweries in operation. This expanded to an estimated 127 breweries operating in Wisconsin by 1860.³¹ Located along rivers for easy access to water and ice, these breweries were simple two- and three-story structures with gabled roofs and a basement or cellar for cold storage during the fermentation process and afterward.³²

Assisted by several markets, technological, and taxation factors, the brewing industry witnessed exponential growth from 1860 to 1890, during which time it emerged as one of the state's top three industries. While ice harvesting was a related industry, mechanical refrigeration was introduced to breweries as early as the 1890s, cutting down on the need for ice. The perfection of the pasteurization process allowed beer to be bottled and shipped to widespread markets. Locations like the valley, with access to the Mississippi River or the Great Lakes via the Fox-Wisconsin rivers as well as Wisconsin's growing rail network for shipping, fared well.³³

However, the Prohibition Era from 1920 to 1933 in conjunction with the Great Depression from 1929 to 1939 put a damper on the industry. Many small local breweries closed while others transitioned to bottling and distribution of other beverages such as soda.³⁴

Distribution, Shipping, and Packing

Distributing, shipping, and packing industries have historically relied on transportation for their business model. Consequently, they have been located near both the manufacturing facilities of other industries and major modes of transportation, whether that is rivers and railways in the nineteenth century or highways and airports in the twentieth century. The extant resources associated with these industries in Green Bay are from the twentieth century and often follow a trend of adaptation to transportation means. The first two decades saw the creation of large multi-story warehouses in most of the cities of the valley to house the material goods that other industries produced. During the 1920s and 1930s, oil holding and processing facilities became

common, and trucking and transfer companies began appearing in large numbers during the 1940s and 1950s. By the 1960s, a number of these functions had combined in the form of large sprawling distribution centers, often at the edges of cities and frequently related to food industries rather than consumer goods or heavy industry.

Green Bay, known for its economic character as the packing city, has had many historic resources related to distribution, though many are more closely associated with transportation rather than industry. Beyond the port, railway lines, switching stations, and highways, Green Bay also has many historic warehouses, shipyards, coal and lumber yards, and oil, chemical, and fuel supply companies. The city had the state's largest lumber yards during the 1880s and 1890s, and Wisconsin's largest coal fields, of which there were three along the river, including the C. Reiss Coal Company. In addition, Green Bay has also had packing companies as early as the 1850s and ice harvesting and storage facilities since the 1860s. The city's shipbuilding yards are non-extant, as are most of, but not all, the resources associated with its coal and lumber yards, all located along the banks of the Fox River and the East River. Another example was the non-extant Forest Packing Company, a local company that packed and shipped meat products from the Fox River Valley, that sponsored a new professional football team, the Green Bay Packers, for their inaugural season in 1919. Other post-war examples include the Jones Transfer and Motor Transfer companies that were early trucking companies, supplying goods from their warehouses and garages in the city, often for industrial clients.³⁵

By the middle of the twentieth century, the focus of distribution industries had moved away from wagons, ships, and even railroads toward trucking, taking advantage of the widely improved and growing highway network in the United States. These industries consequently moved their facilities to the edges of the city and away from the industrial core neighborhoods that they had previously inhabited.³⁶

Food Products

Abundant natural resources, such as Lake Michigan, Lake Superior, Green Bay, and inland rivers and lakes, first drew Native Americans to the region and later fur traders who grew the fishing industry from a small trade of independent fishermen serving local markets into one of Wisconsin's earliest commercial enterprises with entire networks of skilled fishermen. Door, Manitowoc, and Bayfield counties emerged as early leaders in the industry due to their protected shores, aquatic environment, and lack of heavy industry. The 1840 census indicates that Brown County (present-day Oconto, Brown, Door, and Kewaunee counties) was second in the commercial distribution of fish in the state, and Winnebago County was fifth.³⁷ Fish were salted, packed in barrels, and shipped to the east coast through the help of the expanding railroad network in the mid-1800s. The industry continued to grow until the late-1800s when overfishing and less demand had a negative impact. The period from 1900 to 1930 was marked by renewed growth due to improvements in boat design, refrigeration, and trucking, and major fisheries opened branches in communities that were emerging as leaders in the packing industry. However, predatory species devastated the industry by mid-century, and it went into a steady decline.³⁸

The flour milling industry was one of the first in the Wisconsin Territory, and there was a mill in Brown County as early as 1809. Around the time of statehood, there was an influx of farmers who chose to grow a staple crop of soft, winter wheat, making Wisconsin one of the country's top producers from 1845 to 1875. Flour mills were in high demand, and every community with a river with enough flow to turn a waterwheel had a gristmill. Early mills used heavy timbers to support the heavy grindstones; later mills used stone and masonry. There were 29 grist mills in Wisconsin in 1840, 117 in 1850, 370 in 1860, and 581 in 1870.³⁹ Milwaukee and the Fox River Valley became centers for the industry. In terms of dollar value, flour production was the state's top industrial concern for decades, consistently ranking seventh or eighth in the country.⁴⁰ Westward migration of wheat cultivation and new milling techniques led to the demise of the milling industry by 1890. New industries rehabilitated the mill sites to make use of the waterpower sources. Small town mills converted to the production of animal feed for the growing livestock and dairy industries.⁴¹

The growth of this industry also gave rise to the grain elevator and storage warehouse. These one-story, wood-framed buildings appeared as early as the 1840s in Wisconsin's larger milling centers. They were located adjacent to the mill to store wheat coming from new regions in the west until it could be milled. In later years, the railroads established their massive grain elevators and storage warehouses. During the 1860s and 1870s, the wood cribbed elevator emerged, commonly clad in corrugated metal and prevalent until the turn of the century. It did not resolve fire concerns, though, and new experimental designs were developed. Steel elevators were quite large but quite costly and therefore rare. Structural clay tile and brick were used in the late 1870s and 1880s and were common by 1900. Reinforced concrete experimentation began in 1899 and became popular in the 1920s and 1930s. Concrete has since become an industry standard due to its structural and economic qualities and was used throughout Wisconsin from the 1920s to the 1960s. With the decline of the flour milling industry, extant elevators are often associated with hops and malt storage for the brewing industry.⁴²

Early dairy production began in Wisconsin during the late 1840s and 1850s by skilled dairymen from New York. However, it was seen as just another aspect of operating a farm. Livestock were not quality breeds and were wintered, preventing milk production throughout the year. Dairy products were produced right on the farm and were usually of poor quality, preservation methods, and age. After the Civil War, dairy production moved off the farm and into small regional factories that would combine the milk from many local farmers to produce specialized products such as butter, cream, or cheese. In 1872, practitioners advocating for dairy specialization formed the Wisconsin Dairymen's Association. Their education and marketing efforts positioned the dairy industry to succeed in the waning wheat industry. The Wisconsin Dairy Commission was established in 1889 to control quality, and the Agricultural Experiment Station at the University of Wisconsin was founded to contribute to scientific developments and education in agriculture. Technical advances at the turn of the century contributed to make Wisconsin the nation's leader in butter, cheese, and milk production by 1915. During the 1920s and 1930, small regional factories consolidated into large industrial concerns. Today, Wisconsin has more dairy farms and produces nearly twice the amount of cheese than any other state.⁴³

The canning of fruit and vegetables was developed in France and England in the early 1800s. America's first cannery was founded in Boston in 1819, and the concept spread along the eastern

seaboard. However, it was not until the late 1800s that entrepreneurs contemplated the possibility of canning cash crops for sale in distant markets. In 1887, Wisconsin's first cannery was started in Manitowoc, followed by Larson Canning in 1890 in the Fort Howard area of Green Bay. These factories were one- or two-story frame buildings with front or side loading areas and gabled roofs with ventilators. Apples, beans, corn, cucumbers, peaches, peas, pumpkins, sauerkraut, and tomatoes were some of the earliest fruits and vegetables canned in Wisconsin, with corn and tomato dominating. Shortly after the turn of the century, beets, corn, peas, and snap beans proved to be more economical, accounting for 80 to 90 percent of the state's canned vegetables.⁴⁴ Technological advances in crop growth, machinery, and food preservation greatly improved the industry as it expanded in the early twentieth century, tripling the number of canneries to over 49 by 1910, 126 by 1920, and 170 by 1931. Profitable enterprises were replacing their old, wood factories with new brick ones, and some were repurposing breweries shut down during Prohibition. Like many others, the Great Depression saw a dampening of the industry, which led to closed factories, suspended operations, consolidated firms, and delayed upgrades. However, World War II brought Wisconsin's production back to a nationwide peak in 1945.⁴⁵ In 1944, Wisconsin had 153 canneries including six in Brown County (third in the state and known for its unusual Wisconsin sugar beets).⁴⁶ Wisconsin led the country in canned vegetable production, especially beets, carrots, peas, sauerkraut, and sweet corn, into the mid-century and is presently known for its cranberry production.⁴⁷

Larsen Canning Company

William Larsen expanded his successful wholesale fruit and vegetable business, located in Fort Howard, by establishing the Larsen Canning Company in 1890. For more information on William Larsen, refer to Chapter 14 Notable People. The business had its first building along North Broadway, which was eventually demolished to make room for a larger concrete and brick industrial loft building in 1908, which was expanded repeatedly over the following decades. The Larsen Canning Complex, located at 316 N. Broadway and constructed in sections, notably in 1908, 1917, and 1925, was included in



*Larsen Canning Co. Complex, 1908, 1917, 1925
316 N. Broadway*

the survey but is not eligible for listing in the National Register of Historic Places. Mechanical processing was introduced in 1908, allowing for a centralized, industrial-scale production for the canning of food products. During World War I, the Larsen Canning Company supplied the U. S. Army and Navy with mixed vegetables. Ownership of the company was passed to William Larsen's sons in 1922 and eventually reincorporated under the name The Larsen Company, still led by the Larsen family. In 1926, the popular Veg-All label for canned vegetables was introduced, baby food was produced beginning in 1930, and vacuum packs were introduced later that decade. The dairy, beef cattle, and farmland sides of the business were phased out in 1946. The company continued to grow, acquiring many of the vegetable producers in the Fox River Valley, and went public, selling stock in 1962. The Larsen Company merged with Dean Foods

in 1986 and was eventually sold as Birds Eye Foods in 2003. The canning company complex was redeveloped as a part of the 'Rail Yards' project along North Broadway in 2013.⁴⁸

Masonry, Stone, and Cement

Wisconsin has a varied geological history that has produced a range of materials from three geological classes, including igneous, metamorphic, and sedimentary rock. These materials have been quarried for stone, lime, and clay and applied in building and industrial purposes.

Quarrying stone was common practice early in the state's history, and, by the 1870s, many small cities had their quarries supplying rubble, sand, and particularly limestone. Following large-scale urban fires across the Midwest, an impetus to build with stone and brick became more popular. Industrial buildings often employed a great deal of heat and energy and were invariably constructed out of fire-resistant materials. Work yards of quarries were often developed along with rich limestone or sandstone beds along waterways and often left significant deep scars on the landscape. Therefore, such resources were often located outside of the center of nineteenth-century cities. Green Bay provided the Fox River Valley with a large amount of stone for building construction purposes in the late nineteenth and early twentieth centuries. Sand and gravel production have also been traditionally high in the region of the Fox River Valley, though extensive processing plants have seldom been associated with these products.⁴⁹

Brick was commonly produced in parts of the state with stratified beds of clay, mostly along the shore of Lake Michigan. Milwaukee became known for the manufacture of brick in Wisconsin, often referred to as "cream brick" due to its color. Kiln production of bricks began in and around Milwaukee in the 1830s and became a major industry by the mid-nineteenth century. The cities of the Fox River began producing their cream brick after the end of the Civil War on a smaller scale for local construction. Brick production began to slow as the easily accessible clay deposits began to run out, and other building materials became popular.⁵⁰



*Western Lime and Cement Company under construction, Green Bay, c.1920.
WHS # 31937.*

Early development in cement and concrete production in Wisconsin centered in Milwaukee. Such supplies had been imported from eastern states until the 1890s. However, after the 1890s, such building materials, increasingly common in construction, were produced in and around most small cities in the state and especially those known for manufacturing, like Green Bay.⁵¹

Green Bay, as a regional port and transportation hub, had a particular use to produce stone, brick, and concrete. The city had numerous brickyards, though few quarries, at the turn of the twentieth century. In addition, cement and concrete manufacturing plants were common. Many of these functions, quarries, brickyards, and concrete plants, were located at the periphery of industrial areas, supplying the nearby industries, and located close to major means of

transportation like the Fox River, rail lines, and major highways. Most of them were developed from the 1910s through the 1950s. Little remains of most of these resources.⁵²

Metal Products

Metal product industries began in Wisconsin with the development of small-scale blacksmith shops in settlement communities. These shops typically followed a traditional method and trade, which had existed for hundreds of years making small tools of iron and other metals for local use. As demand for agricultural machinery increased in the 1840s and 1850s, many of the blacksmith shops became larger foundry businesses, producing entire sets of equipment and complex metal machines. By the mid-nineteenth century, the manufacturing of machinery for industrial purposes had become common as the industrial revolution began to affect the American economy.⁵³

The first foundry in Green Bay was the non-extant Fort Howard Foundry, established in 1856, which employed eight people at the time. By the 1880s, there were at least 108 independent firms in Wisconsin along these lines. The number decreased to only 34 by the twentieth century. The foundries had shifted focus to the specialized manufacture of large and expensive products such as stoves, boilers, railway equipment, presses, carriages, and paper-making machinery. The businesses consolidated and became some of the largest employers in the state. Often, these industries located themselves near their primary customers, so, unsurprisingly, many of the foundries in the valley produced paper-making machinery, spare parts, and the means to transport the paper products. To the present day, Wisconsin's three largest private industrial sectors are, in ascending order: dairy production, paper printing and milling, and machinery manufacturing.⁵⁴

Many of the surveyed metal products resources date from the first three decades of the twentieth century when Green Bay was growing rapidly. Though many of the metal products industries became large and influential companies in the State of Wisconsin and beyond, most began by catering to the other industrial needs in their community. In Green Bay, metal production was focused on supporting the locally important shipping industry with the production of large steel cranes and bridges.⁵⁵

Northwest Engineering Company

The Northwest Engineering Company was established as part of the Hartman-Greiling Company in 1917, which produced boats, piers, and concrete slips. Begun as a branch business that produced boats for the U. S. Navy during World War I, the company shifted to producing cranes and replaced the earlier Hartman-Greiling business in 1920. The Northwest Engineering Company facilities, located at 333 through 299 S. Pearl Street along the Fox River and constructed



*Northwest Engineering Company, 1921, 1925
233-299 Pearl Street*

between 1921 and 1925, were included in the survey but are not eligible for listing in the National Register of Historic Places. The company revolutionized the construction industry by producing gas-powered cranes, replacing steam-powered large machinery. By the 1930s, Northwest Engineering employed over 400 workers at their plant on the west side of Green Bay and distributed its products, especially shovel-cranes, internationally. Northwest Engineering continued to produce large cranes until 1983, when it was purchased by Terex Corp, eventually closing in 1990.⁵⁶

Miscellaneous Small Industries

Many industries produced goods that do not fit easily into the other categories of industrial development in Green Bay. These businesses were usually small in scale, though not always, and spanned a period from the late nineteenth century to the 1950s among those extant surveyed resources. Their variety includes examples as disparate as refrigerator manufacturers, plastics companies, oil refining, index drawer manufacturing, and chick breeding and raising. Since none of these have a clear relationship with one another, it is difficult to exact trends in their development and frequency. However, it can be stated that their industrial nature is manifested in the location of these resources in and around other industrial buildings and districts.

Supporting small industries were plentiful in Green Bay during the early twentieth century, encouraged in their concentration by zoning introduced during the 1920s, and proliferated around the larger storage yards, warehouses, mills, and manufacturing plants near the rivers. Ice harvesting was common in the nineteenth century in Green Bay on the Fox River and Green Bay. The ice would be stored and sold to breweries, other industries, and directly to households for common use.

Automatic File and Index Company

Frederick Straubel established the Automatic File and Index Company in 1901 following the development of the automatic expanding filing system. The company found rapid success, but a series of fires at their original non-extant location along Pearl Street encouraged the company to expand. In 1920, the company moved into a new building at 1402 South State Street in Green Bay. The concrete frame and brick three-story industrial loft contained an office, manufacturing line, and warehouse. The building was constructed by the Ludolf Hansen Contractors Company. For more information on Ludolf Hansen, refer to Chapter 9 Architecture. Straubel, the founder and inventor, developed rolling bearing extension slides, among forty other mechanized inventions, and the company produced complex wood filing cabinets and other devices, some of which were custom-made to specific purposes and scales. Straubel sold the company in 1928.⁵⁷ The Automatic File and Index



*Automatic File and Index Company, 1920
1402 State Street*

Company is significant under Criterion A: History in Industry for its role in the Green Bay manufactured goods industry. The period of significance for the property would extend from 1920 to 1928.

Reiss Coal Company

The Reiss Coal Company was established in 1880 in Sheboygan as the Clemens Reiss and Company, distributing Coal via Great Lakes shipping lanes. It was incorporated as the C. Reiss Coal Company in 1888. The company owned and operated its coal docks and unloading facilities in at least twelve different ports in three states. First expanding to Manitowoc, Ashland, and Escanaba, Michigan, the Reiss Coal Company established a presence in Green Bay in 1904. Reiss Coal occupied a large site along the Fox River on the west side of Green Bay that included docking slips and large operable cranes.



*Reiss Coal Company, 1928
111 W. Mason Street*

Through the 1960s, the company added more coal fields in Superior, Two Rivers, St. Paul, Minnesota, Sault Ste. Marie, Michigan, and Milwaukee. The associated Reiss Steamship Company of Sheboygan was founded in 1916 and eventually owned and operated forty ships on the Great Lakes. The Reiss Coal Company building, located at 111 W. Mason Street, and constructed in 1928 with a later addition in 1930, and the Reiss Coal Company Briquet Plant, located at 115 W. Mason Street and constructed in 1936, were included in the survey but are not eligible for listing in the National Register of Historic Places. Besides large coal fields, the two buildings are all that remain of the extensive Reiss Coal site. Due to the decrease in the use of coal as a popular fuel, the steamship company was sold in 1969, and the remainder of the coal business was eventually sold in 2016.⁵⁸

Lumber and Wood Products

Wisconsin's earliest European settlers erected homes of roughly hewn logs. As settlements developed, lumber was available nearby and processed locally at small sawmills built in the earliest years of almost every community. As local timber became scarce, demand for lumber from farther locations gave rise to the lumber industry. The Upper Midwest was one of the most abundantly forested parts of the country. The Fox River Valley held a seemingly inexhaustible supply of hardwoods and well-scaled conifers. Wisconsin also had an ideal system of lakes and rivers connected to the Great Lakes and Mississippi River for transporting timber, log storage, and waterpower sites for mills, perhaps the most important factor in the growth of the industry. While the Chippewa River Valley would become the largest and most productive lumbering district, the Green Bay and Fox-Wolf River System also became one of the industry's most significant areas.⁵⁹

During the 1840s, lumber production became the state's leading commercial enterprise, exceeding fur trading and lead mining, by industry pioneers like Jacob Franks in Green Bay. The exhaustion of lumbering areas in the Eastern United States by the mid-1800s brought experienced lumber barons and a skilled labor force to Wisconsin.⁶⁰ A new era of development was fueled by rapid immigration west, the extraordinary growth of the railroads, and increasing industrialization after the Civil War. By the mid-1860s, mills in Green Bay were also producing substantial quantities of shingles, lath, and other products in addition to boards and rough lumber. Lake Michigan became an important conduit for exporting lumber to other markets, and Green Bay became one of several important lumber shipping ports in Wisconsin.⁶¹

The industry modernized as steam power replaced water power during the 1850s, only to be outmoded by electric power in the late 1800s. Increases in efficiency and economy were had with advances in machinery, notably the band saw, and transportation, as new railroads connected mills to the farthest north lumber camps and opened new markets. In 1871, the Chicago and Northwestern Railroads, which had connected Oshkosh to Green Bay since 1860, extended to the Chippewa Valley. Similarly, the Wisconsin Central line constructed a branch to Green Bay, and the Green Bay and Minnesota Railroad extended from Green Bay to the Mississippi River. Sawmills sprang up along the rail lines, increasing the total number of sawmills in the state to 704 in 1880. Due to improved distribution, mills could produce finished lumber in addition to their rough sawn goods, leading to the increased construction of planing mills, drying yards, and kilns to dress and finish lumber.⁶²

While earlier lumber companies were most often owned by individuals or partnerships, corporations became increasingly more common. Small operations were often absorbed by larger companies or crushed by expenses necessary to compete. Companies commonly operated grist mills, farms, meat-packing plants, and stores to supply their logging crews; some operated boarding houses, residences, foundries, machine shops, wagon shops, and warehouses to support mill sites.⁶³

Wisconsin's lumber industry reached its peak production in 1892. The state's white pine reserves were nearly exhausted by the turn of the century, forcing dramatic changes in the industry. In 1900, Wisconsin was the foremost producer of lumber in the United States, with 1,033 mills; however, within five years it dropped to second behind Washington. By 1910, many companies cut timber in the Pacific Northwest to supply their operations in Wisconsin. Lumber remained the top industry in the state until 1920. By 1925, the number of mills plummeted to 234. As companies closed mills, retail and distribution centers remained in economically stable communities. The lumber industry continued through the late twentieth century, with increased importance on conservation and reforestation; the harvest of aspen, fir, and hemlock; and with wood pulp as the most important lumber product.⁶⁴

The making of wood products began almost as soon as industrial logging began in Wisconsin, including the production of sashes, blinds, furniture, cabinetwork, barrels, and many other household articles by skilled craftsmen in custom shops commonly associated with local sawmills to serve the demands of the local community. As settlement increased, these shops transformed into independent factories. Wood product manufacturing quickly became a major segment of the state's economy after the Civil War. Wisconsin became a leading national

producer of wood products by the late nineteenth century, shipping products to markets across the country. Despite Wisconsin's lumber industry's dramatic decline after 1910, manufacturers of finished wood products survived by using discarded timber or lesser grades of wood and experienced growth until the 1930s.⁶⁵ Most wood product companies were located along a major waterway with direct access to rail transportation. Manufacturing complexes comprised of spaces for receiving, storing, and seasoning lumber; planing mills; powerhouses; fabrication, assembly, and finishing shops; offices; and shipping warehouses; some included sales or display areas.⁶⁶

The state's earliest European settlers brought furniture with them or made their own. In larger communities, furniture made and shipped from the east was available to purchase. In some communities, there may have been skilled craftsmen who produced a limited number of custom items. By 1840, Brown County had two such cabinetmakers. In the following decades, furniture factories continued to open, particularly in the southern half of the state and near Lake Michigan. By 1860, the industry grew to 147 operations. The adoption of mass production methods during the second half of the nineteenth century led to specialization, such as upholstered parlor furniture, bedroom furnishings, chairs, commercial wares, cabinets, or coffins. Experiencing a boost after the Civil War, the number of operations in the state grew to 196 by 1870. While Lake Michigan communities dominated the state industry, the Fox River Valley and Lake Winnebago areas also played important roles. Furniture manufacturing became one of the largest wood product industries in Wisconsin during the late nineteenth and early twentieth centuries, among the top 10 states in production for most of that time and peaking at sixth at the turn of the century with over 250 furniture factories.⁶⁷

While most furniture built in Wisconsin was from soft woods, non-wood materials were introduced at various times, including twisted paper fibers as a substitute for popular wicker fibers or metal components, common in twentieth-century furniture design. The electric age of the twentieth century introduced many new products, including refrigerators, radio cabinets, and phonographic stands. Wisconsin's furniture industry peaked by 1915. The economic depression of the 1930s, exhaustion of native hardwoods, high labor costs, and unionization contributed to the industry's decline in Wisconsin. A few companies survived through modernization and adaptation, concentrating efforts on a limited line of products such as office, children's, hospital, or contract furnishing. Many former furniture manufacturers turned to wartime production during the 1940s and continued in heavy and light manufacturing after the war instead of returning to manufacturing furniture.⁶⁸

By 1850, there were thirteen manufacturers of wood sashes, doors, and blinds in the state, and by 1860, there were 55 operations that were mostly small and only served local demand. Plants grew to include planing mills, sash fabrication shops, door, and blind production areas, glazier shops, finishing areas, power plants, and shipping and packing facilities as well as main office buildings and sales offices. By 1900, the number of building product manufacturers in the state grew to 97 at which time the state ranked third in the production of sashes, doors, and blinds. By the beginning of World War I, building product manufacturers began to stagnate like the state's other lumber-related industries. By 1920, the building products industry was no longer in the state's top 20 industries, with only a few mills left in operation.⁶⁹

Fort Howard Lumber Company Warehouse

Around 1890, the Fort Howard Lumber Company constructed a two-story timber frame warehouse along the main railroad line off Broadway on the west side of the Fox River. The warehouse, located at 1095 South Broadway in Green Bay, maintains its timber frame structure and stone and concrete foundation. By 1900, ownership of the lumber yard had transferred to the McEachron and Dorherty Lumber Company, and, by 1907, it was a part of the Green Bay Box and Lumber Company. The warehouse continued to serve the same function through this period as a loading dock for freight trains coming to the industrial site. Most, if not all, of the surrounding historic buildings of the lumber yards, are no longer extant.⁷⁰



*Fort Howard Lumber Company Warehouse, 1890
1095 S. Broadway*

Since the 1930s, the building has continued to be used as a warehouse, most notably for the Green Bay and Western Railway. Some changes have been made to the structure of the building, including the addition of a single-story steel structure to the north and various types of wood and metal siding. However, the basic form and materials have not changed much, and the auxiliary building possesses a high level of architectural integrity, especially considering the building type and location.⁷¹

The Fort Howard Lumber Company Warehouse is significant under Criterion A: History in the area of Industry for its role in the Green Bay lumber industry. The period of significance for the property would extend from 1890 to 1910 when the lumber company went out of business at this site.

Paper Products

The invention of paper is attributed to the Chinese by 105 A.D. The first paper mill in America was established near Germantown, Pennsylvania in 1690. The industry was brought westward during the 1700s and early 1800s.⁷² Wisconsin's paper industry began in Milwaukee around 1848. Wisconsin had the necessities readily available for efficient paper production: an abundance of water, raw materials, stable power supply, skilled labor, and access to markets. During the mid-1850s, the industry expanded across the state.

Paper is produced by placing millions of strands of fiber on a moving fine wire screen that is suspended in water. The fibers intertwine forming a thin mat as the water is drained through the screen, which becomes finished paper when pressed and dried. Cotton rags had been the main source of fibers in paper making for centuries. During the first decade of the nineteenth century, several new paper-making machines were introduced in Europe, which revolutionized what had

previously been a very labor-intensive process. After the War of 1812, these European machines became widely available in the United States.⁷³

Due to the increasing demand for paper products during the early nineteenth century, papermakers searched for alternative ingredients from which to manufacture their products. Straw and hay were experimented with during the 1830s and were commonly used in addition to cloth rags and wastepaper by Wisconsin's early manufacturers. However, the new technology of wood pulp production was invented in Germany and soon introduced to North America, causing a dramatic shift in the papermaking industry. The use of wood pulp produced a stronger paper of consistently finer quality and allowed papermakers to maintain adequate supplies of raw materials to keep up with demand.⁷⁴

The Fox River Valley was ideal for the establishment of industrial operations, and the paper industry soon thrived there. Until the 1870s, paper manufacturing was considered a secondary industry in Green Bay behind flour and lumber. However, the first years of the 1870s marked the expansion of the paper-making industry in the area due to the introduction of wood pulp technology. Early wood pulp producers in the state commonly utilized poplar, spruce, and basswood. Through the twentieth century, wood pulp was manufactured by both independent pulp mills and the papermaking companies themselves, some of which conducted pulping operations directly adjacent to their paper mills while others located pulping operations closer to the source of the wood supply.⁷⁵

As the state's wheat industry declined and moved west, these advances in paper production coupled with Green Bay's access to abundant water and wood resources made the region well-positioned for expansion of the paper industry. Many former flour mills on valuable milling sites were converted for pulp and paper production. Within the following decade, at least 20 new paper companies were established in the Fox River Valley.⁷⁶ By 1890, the Fox River Valley led the state in the production of paper goods, ranking as the state's twelfth largest industry with Wisconsin as the nation's fifth-largest producer of paper. Expansion of the industry during the following decade included the mill of Babcock and Shattuck, early founders of Kimberly-Clark, in West De Pere in 1892, and the Northern Paper Company and the Fort Howard Paper Company around the turn of the century in Green Bay. Paper manufacturing ranked as Wisconsin's eighth-largest industry by 1905, with a total of 52 manufacturers in the state. Wisconsin ranked third in paper production nationally by 1910.⁷⁷

The early twentieth century saw a period of consolidation of paper mill management during which time many independent companies were forced to sell to a handful of large firms. Wood supply influenced innovation and new product development allowing the state's paper industry to compete nationally after the world wars, which led Wisconsin's papermakers to shift from producing mostly heavy newsprint and course wrapping paper to specialty products in the twentieth century, with scientifically controlled production replacing nineteenth-century craftsman traditions. Paper manufacturing grew to be Wisconsin's third-largest industry by 1948, with 57 separate mills in the state.⁷⁸

To this day, Wisconsin remains one of the leading producers of specialty papers in the country. While great advances in technology and product design have been made in the paper industry,

the basic papermaking process has remained the same since the mid-twentieth century, and wood pulp continues to be the largest source for fibers in papermaking.⁷⁹

The manufacture of paper and pulp manufacturing machinery quickly became a major industry in Wisconsin corresponding to the growth of the paper and pulp industries after the Civil War. Machine shops and heavy equipment manufacturing plants were often constructed near paper mills. The first napkin-folding machine in the country was built in a small machine shop in Green Bay, where machine shops began to manufacture papermaking equipment after the establishment of paper mills in Green Bay. Other notable machine companies in that city included the Paper Converting Machine Company and Alwin Manufacture Company.⁸⁰

Fort Howard Paper Company

Austin E. Cofrin began the Fort Howard Paper Company in 1919, naming it after the old community on the west side of Green Bay. The mill was dedicated to the manufacture of affordable sanitary paper products from the beginning and has remained so throughout its history, influencing the direction of paper production in Green Bay. Unusually for a paper mill, the Fort Howard Paper Company was nearly self-sufficient from the 1920s, producing its chemicals, shipping, energy, and design department. The Fort Howard Paper Company paper mill complex, located at 1919 S. Broadway, was included in the survey but is not eligible for listing in the National Register of Historic Places. The depression years and World War II encouraged the company to begin experimenting with recycled wastepaper products. Austin Cofrin retired in 1960, giving control over to his family, and the company became publicly owned in 1971. Fort Howard Paper quickly became one of the largest employers in the Green Bay area and continuously added on to its mill site. The company began expanding, constructing mills in Oklahoma, Georgia, and Manchester in the United Kingdom focused on recycled paper products. The company changed its name to the Fort Howard Corporation in 1987 and was merged with James River Paper Mill, originally the Northern Paper Mill, of Green Bay in 1997. In 2000, the company was purchased by Georgia-Pacific.⁸¹



*Fort Howard Paper Company, 1919
1919 S. Broadway*

Textiles and Clothing

Clothing production has not been a large industry in Wisconsin, though tanning and leather production has been common since the 1850s. Large tanneries were present in Milwaukee and Green Bay by this time. Green Bay continued to produce leather and leather goods such as boots, shoes, and gloves in large quantities until the end of the nineteenth century.⁸²

Textile manufacturing was closely linked with the paper industry from the 1870s through the early twentieth century as the raw materials, either cotton rags, flax, or some other naturally grown grass, were shared. The paper industry had actively looked for alternatives to a wood pulp since the 1870s and often considered reeds and grasses as an alternative. Though this did not materialize as a common paper product, it was used to produce textile such as rugs, carpets, and wallpapers until the 1920s and 1930s.



Willow Grass Rug Company, Green Bay, c.1918.
WHS # 31942.

Willow Grass Rug Company

In 1910, A. B. Fontaine organized the Willow Grass Rug Company and two years later constructed a large one-story building on a 7-acre site located at 1218-1226 Velp Avenue in Green Bay. The company cut grass in Brown County and processed it in these buildings, making woven rugs for consumers. The company expanded to the rear with a matching brick addition in 1919.⁸³

In 1924, the Central Wire Cloth Company bought the business and sold it again in the late 1940s. At that time, the Green Bay Box Company occupied the eastern building, an auto body repair shop was in the western building, and Wisconsin Wholesaler occupied the warehouses on the north side of the site. A fire in 1951 destroyed many of the warehouse buildings in the rear, which were then replaced. After the fire, the Alwin Manufacturing Company, which produced custom-designed dispensing units for paper napkins, occupied most of the site, moving from another location in Green Bay.⁸⁴



Willow Grass Rug Company, 1912
1200 Velp Avenue

The single-story brick building stretched out along Velp Avenue and the adjoining brick buildings to the east, all have high levels of architectural integrity possessing their original materials, organization, and fenestration.

The Willow Grass Rug Company is significant under Criterion C: Architecture as an excellent example of an early twentieth-century small production shed. It is also potentially eligible for listing in the National Register under Criterion A: History in the area of Industry for its role in the Green Bay textile industry. The period of significance for the property would extend from 1912 to 1951.

Historic Resources Associated with Industry Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
1028 N. Ashland Ave.	Green Bay Plastics	1966	Astylistic Util.	Surveyed
316 N. Broadway	Larsen Canning Co. Complex	1908	Industrial Loft	Surveyed
414-430 N. Broadway	Midwest Cold Storage Company	1923	Industrial Loft	Surveyed
520 N. Broadway	Northern Cold Storage Company	1928	Industrial Loft	Surveyed
1100 N. Broadway	Miller and Rasmussen Ice Company	1929	Astylistic Util.	Surveyed
128 S. Broadway	Hochgreve Brewing Co.	1905	Comm. Vernacular	Surveyed
339 S. Broadway	Schefe Truck and Auto Body Co.	1927	Industrial Loft	Surveyed
1095 S. Broadway	Fort Howard Lumber Company Wh.	1890	Astylistic Util.	Eligible
1130 S. Broadway	Badger Showcase Co. Garage	1964	20th Century Comm.	Surveyed
1337 S. Broadway	Riverside Steel and Machine Company	1923	Quonset	Surveyed
1419 S. Broadway	Sargent-Gerke Co. Paint	1949	20th Century Comm.	Surveyed
1455 S. Broadway	Farmers Implement Co. Office	1946	Comm. Vernacular	Surveyed
1522 S. Broadway	Paper Novelty Company	1920	Comm. Vernacular	Surveyed
1814 S. Broadway	Wisconsin Fabricating Company Office	1940	Med. Revival	Surveyed
1919 S. Broadway	Fort Howard Paper Company	1919	Astylistic Util.	Surveyed
1465 Bylsby Avenue	Northwest Co-op Mills Fertilizer	1948	Astylistic Util.	Surveyed
137 James Street	Western Lime and Cement Company	1923	Astylistic Util.	Surveyed
215 James Street	Decoster Con. Contractors Shed	c.1970	Contemporary	Surveyed
600 Liberty Street	Bark River Culvert and Equipment Co.	1947	Art Deco	Surveyed
610 Lombardi Avenue	Graybar Electric Co.	1965	Contemporary	Surveyed
704 Lombardi Avenue	Ver Halen Inc.	1970	Contemporary	Surveyed
975 Lombardi Avenue	Hudson and Sharp Company	1966	Contemporary	Surveyed
111 W. Mason Street	Reiss C. Coal Company	1920	20th Century Comm.	Surveyed
115 W. Mason Street	C. Reiss Coal Co. Briquet Plant	1936	Astylistic Util.	Surveyed
200 Mather Street	Olson Transportation Co.	1930	Comm. Vernacular	Surveyed
924 McDonald Street	Universal Atlas Cement Co.	1938	Astylistic Util.	Surveyed
924 McDonald Street	Universal Atlas Cement Co. Office	1929	Bungalow	Surveyed
1016 McDonald Street	Hermes Fish Processing Building	1934	Side Gabled	Surveyed
1121 McDonald Street	Sinclair Refining Company	1913	Astylistic Util.	Surveyed
125 Ninth Street	Huron Portland Cement	1950	Astylistic Util.	Surveyed
200 Ninth Street	Green Bay Drop Forge Co.	1926	Production Shed	Surveyed
233 S. Pearl Street	Northwest Engineering Company	1918	Astylistic Util.	Surveyed
299 S. Pearl Street	Northwest Engineering Company	1925	Astylistic Util.	Surveyed
301 S. Pearl Street	American Lumber and Manufacturing	1918	Industrial Loft	Surveyed

345 S. Pearl Street	Bay-West Paper Company	1910	Industrial Loft	Surveyed
1341 State Street	Green Bay Drop Forge Co.	1911	Production Shed	Surveyed
1401 State Street	Leicht Material and Transfer Company	1938	Production Shed	Surveyed
1402 State Street	Automatic File and Index Company	1920	Industrial Loft	Eligible
1200 Velp Avenue	Willow Grass Rug Company	1912	Production Shed	Eligible
1206 Velp Avenue	Alwin Manufacturing Company Wh.	1962	Astylistic Util.	Surveyed
1222 Velp Avenue	Willow Grass Rug Company Ex.	1919	Production Shed	Surveyed

Transportation

Great Lakes Navigation

S. T. Crapo

The S. T. Crapo was built by the Great Lakes Engineering Works in River Rouge, Michigan in 1927 as only the second bulk cement carrier on the Great Lakes, commissioned by the Huron Portland Cement Company in Detroit, Michigan. The first cement carrier of its type, the John W. Boardman, was built in 1923 for the same owner. The Crapo was named after Stanford Tappan Crapo, a co-founder of the company. The Crapo sailed as the small fleet's flagship until 1965. The cement carrier has a length of 402 feet and 6 inches, a beam of 60 feet and 3 inches, and a depth of 29 feet with a capacity of 8,900 tons. The ship had a tripe expansion 3 cylinder 1,800



*S. T. Crapo, 1927
100 Ninth Street*

i.h.p. steam engine with three coal-fired boilers. The boilers were converted from coal to oil in 1995, the last hand-fired coal burner on the Great Lakes at the time. The ship was finally docked in Green Bay in 1996, where she remains. The S. T. Crapo is significant under Criterion A: History as an example of a rare 1920s Great Lakes cement carrier. The period of significance for the ship would extend from 1927 to 1996. The last service for the S. T. Crapo was a brief period in 2005 when she was towed to Alpena, Michigan to return a load of cement to Green Bay. The ship is presently used as a cement storage barge by the Lafarge North America Corporation. The S. T. Crapo is docked at 100 Ninth Street on the west side of Green Bay and, although she appears able to sail, her propeller has been removed and is likely to not move again.⁸⁵

Rail Lines

Chicago and Northwestern Railroad

The Chicago and Northwestern Railway was chartered by the Wisconsin and Illinois legislatures in 1859. In 1864, Galena and Chicago Union Railroad, chartered in 1836, merged into the Chicago & Northwestern Railway. In the following decades, the railway expanded its range,

linking midwestern agricultural regions and the Great Lakes. Several passenger routes were also established between Milwaukee and Chicago, and they remained in operation until the 1970s. In the 1860s and 1870s, the Milwaukee and Superior Railway and the Milwaukee and Northern Railway Company built a railroad connecting Green Bay and Milwaukee along former trade routes, known as the Wisconsin Central Limited Corridor. The Lake Shore Division of the Chicago and Northwestern Railway established its headquarters in the City of Green Bay in 1893. The railway constructed the Chicago and Northwestern Railway Passenger Depot along Dousman Street on the west side of Green Bay in 1898 to replace an older one. The Depot is already listed in the National Register of Historic Places.⁸⁶



Chicago and Northwestern Railroad Roundhouse, 1913, 0 Prairie Avenue

In 1913, the railway constructed a large 40-stall roundhouse and turntable north of the city next to their extensive yards. A machine shop was added in 1940. The Chicago and Northwestern Railroad Freight Office, located at 300 Dousman adjacent to the depot, and the Chicago and Northwestern Railroad Roundhouse, located on Prairie Avenue, were both included in the survey but are not eligible for listing in the National Register of Historic Places.

Green Bay and Western Railroad

The Green Bay and Western Railroad, or "Green Bay Route," was a small, 250-mile system serving Wisconsin between Kewaunee and Winona, Minnesota. Conceived as an ambitious system, the railway settled into a regional role, complementing, rather than competing with, its larger rivals in the Milwaukee Road and the Chicago and Northwestern. In 1869, the Green Bay and Lake Pepin Railway were formed with the intention of creating a through-route from the shipping center of Green Bay to the Mississippi River to the west. The terminus would become Winona, Minnesota at one end, and Kewaunee at the other. The railroad was renamed Green Bay and Minnesota after falling into receivership in 1873. The railway served mostly as a grain shipment company, linking the interior to Lake Michigan, which was connected in 1891. The railway was again reorganized after bankruptcy in 1896 as the Green Bay and Western Railroad after a brief period when it was known as the Green Bay, Western, and St. Paul.⁸⁷



Green Bay and Western Railroad Swing Bridge, 1895, James Street at Fox River

The railway constructed an operable bridge at approximately James Street over the Fox River. Designed for the Kewaunee, Green Bay, and Western Railroad, the contractors McGrath and

Anderson completed the project in 1895. The swing bridge, the northernmost railroad crossing over the Fox River, was referred to as the Kewaunee Bridge and increased shipping facilities to the manufacturing district on the north side of the east river, transporting lumber and paper mostly.⁸⁸ The Green Bay and Western Railroad Swing Bridge is significant under Criterion C: Architecture as an excellent example of an operable Pratt truss railway trestle. The period of significance for the property would extend from 1895 to 1977.

Constructed over navigable waterways, moveable bridges provide a temporary means for the passage of tall boats and vessels when it is impossible to build a bridge of sufficient height. Three basic types of movable bridges exist: swing, bascule, and vertical lift. Swing span bridges date back to seventeenth-century Europe where these early movable bridges were wooden versions of their fixed bridge contemporaries. Swing bridges were popular before 1930, and especially during the period between 1890 and 1909 when this bridge was built. All early swing bridges used to transport motor vehicles have been replaced due to their insufficient width for vehicular traffic and limited weight capacity. However, some late 19th and early twentieth-century railroad swing bridges are still used today in uncongested urban areas and rural areas. Typically, the movable portion of such a bridge is called a swing span. The outer edges of the swing span sit on wedges that rest atop resting piers. The center of the swing span sits upon a rack on top of a pivot pier in the center of the navigable waterway. The swing bridge category is further subdivided into three categories based on the mechanism that produces the horizontal motion about the pivot pier: center-bearing, rim-bearing, and combination types. Center-bearing swing bridges are carried on a vertical pivot or pin. Rim-bearing is carried on a circular drum upon rollers, and combination types are, as their name suggests, a combination of center- and rim-bearing. This bridge is an example of the center-bearing category.

The Green Bay and Western finally became profitable in the early twentieth century, focused on support from Cargill and serving as a grain transit line crossing Wisconsin. The mid-twentieth century saw the most successful period for the rail line as it shifted to diesel engines and higher speeds. The railroad was sold in 1977 amidst decline traffic to the IteL Corporation and sold again in 1993 to the Wisconsin Central and mostly abandoned.⁸⁹

Concrete Bridges

Leo Frigo Bridge – U. S. Highway 43

First conceived in 1960 as a part of the Gregby Plan for highways around Green Bay, the original Tower Drive Bridge over the mouth of the Fox River carrying U. S. Interstate Highway 43 was begun in 1976. The reinforced concrete and steel arch bridge formally opened to traffic in 1980. The bridge was named after Leo Frigo, a Green Bay businessman and philanthropist, in 2001. Designed and built by the State Department of Transportation, the bridge was closed for repairs



*Leo Frigo Bridge, 1980
USH 43 at the Fox River*

in 2013 after pilings under one of its piers corroded, resulting in a dip in the bridge deck. The Leo Frigo Bridge, located along Highway 43 at the Fox River, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Historic Resources Associated with Transportation Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
300 Dousman Street	C. and N. W. Railroad Freight Office	1908	Comm. Vernacular	Surveyed
James Street at River	G. B. and W. Railroad Swing Bridge	1895	N/A	Eligible
100 Ninth Street	S. T. Crapo	1927	N/A	Eligible
Prairie Avenue	C. and N. W. Railroad Roundhouse	1913	Astylistic Util.	Surveyed
USH 43	Leo Frigo Bridge	1980	N/A	Surveyed

Architecture

Introduction

Architecture in Wisconsin has mirrored the trends and fashions that were evident in the rest of the United States. Green Bay's historic architecture stock is no different. Beginning with the Greek Revival style, most major architectural styles and forms of the nineteenth and twentieth centuries are seen in the city. This chapter includes a brief description of the major architectural styles and vernacular building forms evident in the city followed by representative examples of that style which were included in the survey. A brief history of many of the architects, engineers, and contractors who worked in the area is also included along with listings of buildings that were included in the survey that are associated with those persons or firms.⁹⁰

Architectural Styles

Romantic / Picturesque Styles (1820-1880)

Throughout most of the nineteenth century, several eclectic architectural fashions took shape, unlike the previous colonial era when a style based solely on classical Greek and Roman precedents dominated American architecture. The impetus of this movement was the 1842 publication of the first American pattern book of house styles to have full-façade drawings, *Cottage Residences* by Andrew Jackson Downing. For the first time, builders and their clients had distinct options. As the architectural profession was yet to be formalized in the United States, architects at this time were almost all self-trained. Many eventually wrote and published pattern books. These publications were the primary source for carpenters to increase knowledge to become a designer or architect.⁹¹

Greek Revival

The Greek Revival style was an architectural expression of the increased interest in classical Greek culture at the turn of the nineteenth century due to contemporaneous archeological investigations emphasizing Greece as the "Mother of Rome," American sympathy to the Greek War of Independence during the 1820s, and diminished British influence after the War of 1812. The style largely originated as a style for public buildings and grew to be the dominant architectural style in the country by the mid-nineteenth century, spread by booming westward settlement and the proliferation of carpenter's guides and pattern books promoting the style. As architecture was not yet an organized profession in the state at this time, these published resources were vital to the local carpenters and builders who made Greek Revival the first

national style to have a wide impact on buildings in Wisconsin, where it was popular from 1840 to 1870. The style was generally not an exact copy of historic precedents, but rather a reinterpretation that resulted in an American architectural style that was easily adapted to local building variations. Wisconsin developed a brick, fieldstone, and quarried rock masonry tradition in the style in contrast to wood-framed, clapboard-clad versions more common in other regions. Greek Revival buildings typically have a low-pitched hipped or gabled roof form and cornice line emphasized by a wide band of trim representing a classical entablature. The style is characterized by the adaptation of the classic Greek temple front as a full-width or entry porch with a triangular-shaped, low-sloped pediment roof supported by a symmetrical arrangement of columns, which may be of the classical Doric, Ionic, or Corinthian order. In simpler designs, the columns are translated into fluted pilaster corner boards, and the gabled roofline has returned eaves. Fenestration is arranged in a regular and symmetrical pattern. In some instances, first-floor windows are tall and topped by a pediment-shaped window head while the second-floor windows or small attic windows are tied into or completely located with the large frieze board. The front entry door may be topped with a transom and flanked by sidelights.⁹²



Fort Howard Surgeon's Quarters, 1831
412 N. Maple Avenue



Anton Maus House, c.1880
734 Elmore Street

Only three examples of the Greek Revival style were included in the survey. Representative examples of the Greek Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
734 Elmore Street	Anton Maus House	c.1880	Surveyed
412 N. Maple Avenue	Fort Howard Surgeon's Quarters	1831	Eligible

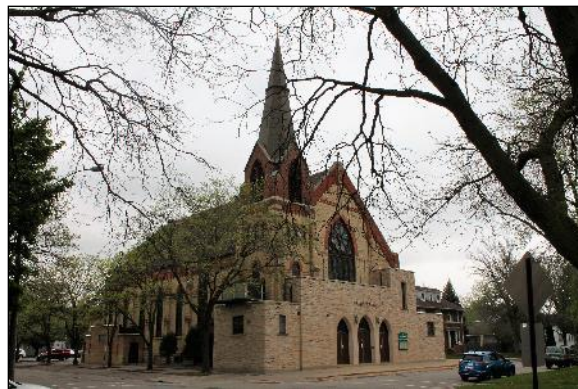
Gothic Revival

A Picturesque movement inspired by the romantic past began in England during the mid-eighteenth century in reaction to the formal classical architecture that had been fashionable for the previous two centuries. This movement included a revival of medieval Gothic architecture, which was popularized in the United States during the 1830s, especially for picturesque country houses. The Gothic Revival style was popular in Wisconsin from 1850 to 1880 and is characterized by its picturesque form and massing, steeply pitched and most often cross-gabled roof, decorated curvilinear verge boards, and Gothic pointed-arch openings. Windows and wall surface finishes typically extend into the gable ends without termination by an eave or trim.

Similarly, wall dormers and ornate, shaped chimneys with polygonal decorative chimney pots commonly project above the roofline. One-story porches are common, often supported by flattened Gothic arches. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood; cantilevered oriel and one-story bay windows are common. The style was constructed in both wood and masonry. However, wood-frame “Carpenter Gothic” examples predominated, often clad with horizontal clapboards or vertical board-and-batten siding that contributed to the style’s accentuated verticality. In its masonry form, the style was also a common religious style, often with a basilican plan with a steeple at the entrance, and characterized by buttresses, battlements, pinnacles, and towers.⁹³



*Scandinavian Moravian Church, 1867
529 Fourth Street*



*St. Patrick's Catholic Church, 1893, 1976
201 N. Maple Avenue*

Only three examples of the Gothic Revival style were included in the survey. Representative examples of the Gothic Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
529 Fourth Street	Scandinavian Moravian Church	1867	Eligible
201 N. Maple Avenue	St. Patrick's Catholic Church	1893	Surveyed

Italianate

The Picturesque movement also included new interpretations of the less formal architecture of Italian villas, farmhouses, and townhouses. The Italianate style was popular in Wisconsin from 1850 to 1880, the predominant American residential style of its time and especially popular in expanding Midwest towns and cities. Houses are square or rectangular in plan, cubic in mass, and most often two or three stories in height. A common residential variant is L-shaped in plan wrapped around a square three-story tower. The style’s most characteristic residential element is a low sloped hipped roof with wide soffits that is seemingly supported by a series of decorative, oversized single or paired wooden brackets commonly placed on a deep frieze board that itself may be elaborated with panels or molding. The hipped roof is commonly topped with a cupola. The fenestration arrangement is regular and balanced with tall, thin, and often arched or curved windows that are topped with decorative window heads or hood moldings. Masonry examples may feature a pronounced string course and rusticated quoins. Italianate houses are often adorned with a decorative porch that is supported by thin wooden columns and decorative

brackets. Italianate commercial buildings most typically reference the style's bracketed cornice, often rising above a flat or shed roof and decorative window hoods.⁹⁴



*Theodore Kemnitz House, 1881
106 N. Ashland Avenue*



*Hoffman House Hotel, 1875
401 N. Broadway*



*Northwestern Hotel, 1874
409 N. Broadway*



*Warren Ringsdorf Apartments, 1899
114 N. Chestnut Avenue*

Only four examples of the Italianate style were included in the survey. Representative examples of the Italianate style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
106 N. Ashland Avenue	Theodore Kemnitz House	1881	Eligible
401 N. Broadway	Hoffman House Hotel	1875	Surveyed
409 N. Broadway	Northwestern Hotel	1874	Surveyed
114 N. Chestnut Avenue	Warren Ringsdorf Apartments	1899	Surveyed

Victorian Styles (1860-1900)

Beginning in the late nineteenth century, dramatic changes in American architecture and construction began in tandem with rapid industrialization and the growth of the railroads. The most notable change was the advent of balloon framing, the first method of constructing buildings from light, two-inch boards held together by wire nails, which replaced heavy-timber framing as the most common construction method. Due to this advancement, buildings could be more easily and affordably constructed with complex ground plans and massing. Also, for the

first time in history, building components such as doors, windows, roofing, siding, and decorative detailing were able to be mass-produced and shipped across the country. Styles of the Victorian era clearly reflect these changes in their extensive use of complex shapes and elaborate detailing, features previously limited to only the most expensive houses. Simultaneously, large strides were made in the areas of design education and discourse. The first formal architectural education programs were also established in the United States during this time and were located throughout the country by the end of the century. Also, the scale of publication and distribution of architectural design publications and journals increased, which began including larger illustrations, smaller-scaled architectural details, and features on American Colonial and European architectural history. While most Victorian styles were based on medieval precedents, intentions were less on precise historical copying and included an eclectic mix of details. This experimentation would lead to the first truly modern styles at the turn of the twentieth century.⁹⁵

Second Empire

Unlike its contemporaneous styles of the picturesque movement which looked to the romantic past for inspiration, the Second Empire style was considered very modern based on the current French architectural trend of dual-pitched mansard roofs, re-popularized during the reign of Napoleon III between 1852 and 1870, nicknamed France's "Second Empire." The Second Empire style was popular in Wisconsin from 1870 to 1880. The style's hallmark is the mansard roof, considered particularly functional as it provided an additional story of usable living or attic space. The roof was usually curbed with a molded cornice both above and below the lower, visible slope. Dormer windows are common. Buildings of this style are generally tall, either two or three stories; symmetrical in form; boldly modeled; and can be elaborately ornamented with details such as quoins, cornices, and belt courses. Windows are typically arched and pedimented; those on the first floor are usually very tall. The style was often achieved by the addition of a mansard roof to an earlier, often Italianate, house.⁹⁶



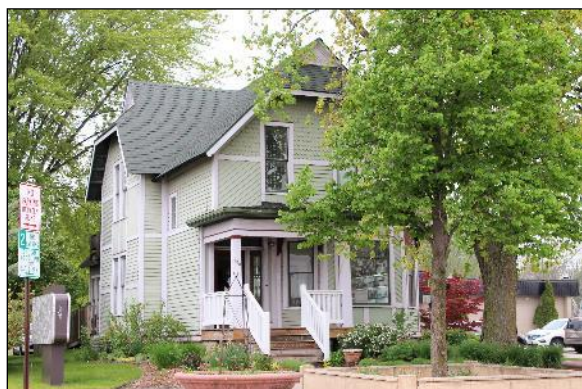
*August Fraipont House, c.1890
500 Fourth Street*

A rare architectural style in Green Bay during its time, only one example of a Second Empire style was included in the survey and lacks architectural integrity. Representative examples of the Second Empire style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
500 Fourth Street	August Fraipont House	c.1890	Surveyed

Queen Anne

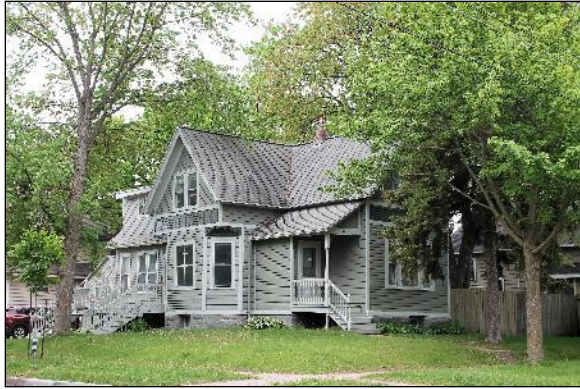
The Queen Anne style was popularized during the late nineteenth century by a group of English architects led by Richard Norman Shaw. The name of the style is a misnomer, as it was based on the late medieval architecture of the Elizabethan and Jacobean eras rather than the formal Renaissance architecture of Queen Anne's reign. The initial British versions of the style relied heavily on half-timbering and patterned masonry, while a distinctly American interpretation grew around delicate spindle work and classical style ornamentation. The Queen Anne style was popular in Wisconsin from 1880 to 1910 and is characterized by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include polygonal towers and turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are typical. Wall surfaces tend to be adorned with wood clapboards, scalloped fish-scale shingles, stone, brick, as well as other ornamental details. The fenestration is often irregular and may include a border of colored glazing in the upper sash of a double-hung window.⁹⁷ Ornamentation and decorative detailing can be ascribed to four basic subtypes. "Spindle work" examples of the style predominate and feature delicate turned wooden porch posts and gingerbread or Eastlake ornamentation, most commonly at the porch balustrade, as a frieze or valance suspended from the porch ceiling, in the gable ends, and under wall overhangs at cut-away bay windows. Lacy spandrels, knob-like beads, and incised detailing are common decorative elements. "Free Classic" examples of the style are common and feature classical columns as porch supports, either full height or raised on a pedestal and commonly grouped in units of two or three, as well as Palladian windows, cornice-line dentils, swags and garlands, and other classical details. "Half-Timbered" examples are rare and, like the British origins of the style, feature half-timbering in gables and on upper story walls, heavy turned porch posts and spandrels, and groupings of three or more windows. Also rare are "Patterned Masonry" examples with masonry walls accented by patterned brick, stone, or terra cotta detailing and little wood ornamentation. Gable ends and dormers are sometimes parapeted and shaped.⁹⁸



Joseph H. Taylor House, 1885
300 S. Broadway



Felix Hannon House, 1891
224 S. Chestnut Avenue



John A. McDonald House, c.1890
801 James Street



Tilley Ramsey House, 1906
822 W. Oregon Street

A common architectural style in Green Bay during its time, 17 examples of the Queen Anne style were included in the survey. Representative examples of the Queen Anne style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
300 S. Broadway	Joseph H. Taylor House	1885	Surveyed
224 S. Chestnut Avenue	Felix Hannon House	1891	Surveyed
801 James Street	John A. McDonald House	c.1890	Surveyed
822 W. Oregon Street	Tilley Ramsey House	1906	Surveyed

Eclectic / Period Revival Styles (1880-1940)

Unlike the free stylistic mixtures of the preceding Victorian era, the turn of the twentieth century saw a new movement of eclecticism come to dominance that stressed relatively pure copying of traditional architecture across the full spectrum of Western architectural history – particularly Classical Greek and Roman as well as their Italian and French Renaissance interpretations, medieval English and French medieval, and architecture from the early British and Spanish colonies. While beginning quietly in the last decades of the nineteenth century with European-trained architects, the trend gained momentum with the Chicago Columbian Exposition of 1893 which stressed historically accurate architecture. This period of historicism was only briefly interrupted by the first wave of American modern architecture in the American Craftsman and Prairie styles. During this time, from about 1900 to 1920, Eclectic styles were still popular but often incorporated aspects of those early modern styles, prominently broad roof overhangs, exposed roof rafters, front porches, and grouped windows. However, popular taste shifted back to the traditional revival styles after World War I, undoubtedly due to the millions of American soldiers returning from the war in Europe where they became familiar with the authentic precedents of these historic styles. While some architects of the time designed creative interpretations of the style; photographs of historic architecture were widely available to designers and their clients through many architectural journals and illustrated books that allowed for a high degree of historical accuracy. Additionally, by the early 1920s, the technology of cladding buildings with a thin brick or stone veneer was perfected which revolutionized the design of small homes with the new affordability of masonry exteriors. It had been previously difficult to closely copy European styles, which were most often built of solid masonry and

decorated with stone or brickwork patterns. Although the Great Depression led to a simplification of houses with less architectural detail, the Period Revival styles remained the most dominant architectural styles until the end of World War II.⁹⁹

Colonial Revival

After the Philadelphia Centennial Exposition in 1876, the last two decades of the nineteenth century saw a resurgence of interest in the American colonial architecture of the Atlantic seaboard, generally the Georgian and Federal architectural styles as well as the secondary influence of post-medieval English and Dutch Colonial traditions. The restoration and recreation of Colonial Williamsburg, Virginia, during the early twentieth century, renewed interest in the style. While the earliest examples of the Colonial Revival style tended to be free interpretations with details inspired by colonial precedents, the turn of the twentieth century saw tastes shift towards carefully researched copies with more correct proportions and details. The Colonial Revival style was popular from 1880 through the 1960s, largely but not exclusively as a residential style. Houses are generally rectangular in plan, typically two stories in height, and covered by a moderately pitched gabled roof. Examples characteristically feature a symmetrical façade with windows balanced on both sides of a central front door commonly with fanlight and sidelights and accentuated with either a decorative crown, pediment, or entry porch supported by simple pilasters or slender columns. Windows are generally double-hung sashes with multi-pane glazing in just the top or both sashes; windows are often in adjacent pairs. Other common elements include roof dormers, denticulated cornices, and shutters. Exterior cladding may include clapboards, brick, stone, or a combination of masonry on the first floor with clapboard siding above.¹⁰⁰

The inherent simplicity and regularity of the style lent itself well to standardization, which allowed for the style's continued popularity through the changing building practices brought on by the Great Depression and World War II as well through the postwar changes in taste and architectural fashion. Later examples are occasionally asymmetrical L-shaped forms, to accommodate a breezeway and semi-attached garage, or most often shallower pitched side-gabled forms with simplified door surrounds, cornices, and other details, if present, that merely suggest their colonial precedents rather than closely mirroring them. There has hardly been a gap in time when Colonial inspired buildings were not being built somewhere in the country since the inception of the style in the 1880s. A dramatic drop in popularity during the late 1950s and 1960s marked the beginning of a transition from these simplified interpretations of the style to a renewed interest in architectural accuracy and Colonial-inspired buildings of the subsequent "New Traditional" era that continues to this day.¹⁰¹



*Otto C. Straubel House, 1920
110 N. Ashland Avenue*



*Genevieve and John Zimmerman House, 1942
156 Francis Avenue*



*Daniel Hogan House, 1924
804 N. Maple Avenue*



*Jefferson Public School, 1929
810 Phoebe Street*

A common architectural style in Green Bay during its time, 19 examples of the Colonial Revival style were included in the survey. Representative examples of the Colonial Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
110 N. Ashland Avenue	Otto C. Straubel House	1920	Surveyed
156 Francis Avenue	Genevieve and John Zimmerman House	1942	Surveyed
804 N. Maple Avenue	Daniel Hogan House	1924	Surveyed
810 Phoebe Street	Jefferson Public School	1929	Eligible

Georgian Revival

Because of their reference to the more formal Georgian and Federal architecture some forms of the Colonial Revival style are more specifically referred to as the Georgian Revival style. Popular in Wisconsin from 1900 to 1940, these tend to be structures larger in scale and more richly finished than typical Colonial Revival buildings. Characteristics of the Georgian Revival style are formal symmetrical facades, rectangular plans, hipped roofs, and classical embellishments including denticulated cornices, elliptical fanlights, sidelights flanking doorways, Palladian windows, broken pediments, and classical columns. Largely a residential style, the Georgian Revival style was also popular for churches during the early twentieth

century, especially with Protestant congregations. Churches of this style exhibit the characteristic symmetry and classical detailing, as well as a prominent steeple.¹⁰²



St. Patrick's Rectory, 1921
211 N. Maple Avenue

A rare architectural style in Green Bay during its time, only one example of a Georgian Revival style was included in the survey. Representative examples of the Georgian Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
211 N. Maple Avenue	St. Patrick's Rectory	1921	Eligible

Dutch Colonial Revival

The Dutch Colonial Revival style is a somewhat less formal version of the Colonial Revival or Georgian Revival style and was popular in Wisconsin from 1900 to 1940. Despite its name, very few examples of the style closely follow early Dutch Colonial architecture as precedent. The style is characterized by a gambrel roof, occasionally ending with deep, flared eaves, which are much more influenced by the typical gambrel roofs of the Shingle style. Clapboards, shingles, brick, and stone are materials commonly used in combination with the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale suburban residences in the early twentieth century.¹⁰³



Nathan Fisher House, 1920
719 N. Ashland Avenue



Timothy Hogan House, 1910
425 N. Chestnut Avenue



George T. Farley House, c.1925
715 Elmore Street



E. J. Jones House, 1909
826 Hubbard Street



John Dickson House, 1909
607 N. Maple Avenue



Frank A. Hoefs House, 1905
621 School Place

A common architectural style in Green Bay during its time, 26 examples of the Dutch Colonial Revival style were included in the survey. Representative examples of the Dutch Colonial Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
719 N. Ashland Avenue	Nathan Fisher House	1920	Surveyed
425 N. Chestnut Avenue	Timothy Hogan House	1910	Surveyed
715 Elmore Street	George T. Farley House	c.1925	Surveyed
826 Hubbard Street	E. J. Jones House	1909	Surveyed
607 N. Maple Avenue	John Dickson House	1909	Surveyed
621 School Place	Frank A. Hoefs House	1905	Eligible

Tudor Revival

The turn of the twentieth century saw a rise in interest in Medieval and early Renaissance English residential architecture which became known as the Tudor Revival style, representing a broad range of precedent building traditions from small folk cottages to grand manors. Popular in Wisconsin from 1900 to 1940, the style is typified by a steeply pitched roof dominated by one or more prominent cross gables, a feature atypical of many English prototypes yet the most universally present dominant feature of American examples. Irregular plan and asymmetrical

massing are typical. Other characteristic elements include tall, narrow, and multi-paned windows in multiple groups; oriel windows; one- or two-story semi-hexagonal bay windows; round or flattened “Tudor” arches; overhanging gables and second stories; decorative strapwork; wide, ornamental verge boards; and massive chimneys commonly crowned by decorative pots. Exterior wall materials are typically a combination of brick, stone, clapboard, wood shingles, and stucco, often with informal patterned stone or brickwork accents. Therefore, the style exploded in popularity during the 1920s, when the development of masonry veneering methods allowed the style’s characteristic masonry exterior to become affordable on even the most modest of residences. A hallmark of the style is decorative half-timbering, generally on the second floor or gable ends, infilled with stucco or brick. Porches under the main roof, often to the side, and arcaded wing walls are common. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building’s eaves and rakes.¹⁰⁴

The earliest examples of the style tended to be formal, architect-designed landmark houses that closely copied detailing from the Elizabethan and Jacobean periods. This variation is therefore often referred to by the contracted name Jacobethan. Examples are generally stone masonry or brick with stone detailing. They characteristically feature raised parapet walls on the principal gables, often in shaped Flemish gables. Flat-roofed towers and bays with battlements or castellated parapets, and Gothic or Renaissance-inspired elaborate detailing are common; half-timbering is rare on these Jacobethan examples of the Tudor Revival style.¹⁰⁵



Arlin DeCleene House, 1937
313 N. Ashland Avenue



Hans Christensen House, 1928
130 N. Maple Avenue



Raphel Soquet House, 1932
226 N. Maple Avenue



Gladys Hawley House, 1946
212 N. Oakland Avenue

A somewhat common architectural style in Green Bay during its time, nine examples of the Tudor Revival style were included in the survey. Representative examples of the Tudor Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
313 N. Ashland Avenue	Arlin DeCleene House	1937	Surveyed
130 N. Maple Avenue	Hans Christensen House	1928	Surveyed
226 N. Maple Avenue	Raphel Soquet House	1932	Surveyed
212 N. Oakland Avenue	Gladys Hawley House	1946	Surveyed

Neogothic Revival

The Neogothic Revival is a twentieth-century extension of the earlier Gothic Revival style and is especially subdued in comparison to the polychromy and heavy detailing of the High Victorian Gothic style. The style was considered particularly appropriate for religious and educational uses. The Neogothic Revival style is characterized by a lack of color contrast in its typically random ashlar masonry construction. Examples generally feature irregular form and massing and steeply pitched roofs. Typical Gothic hallmarks such as Gothic pointed-arch openings, buttresses, battlements, pinnacles, and towers remained. Other common elements included terra cotta tracery and “grotesqueries” and bronze canopies, lamps, and screens. The inherent verticality of Gothic architecture also lent the style for use on early tall office buildings. The Jacobean and English Baroque styles commonly influenced detailing on commercial buildings.¹⁰⁶



First Baptist Church, 1874
122 N. Chestnut Avenue

A rare architectural style in Green Bay during its time, only one example of a Neogothic Revival style was included in the survey. Representative examples of the Neogothic Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
122 N. Chestnut Avenue	First Baptist Church	1874	Surveyed

Collegiate Gothic

The Collegiate Gothic style is a sub-category of the Neogothic Revival style emulating the buildings of medieval English universities. The style was popularly applied to college campuses, high schools, and elementary school buildings throughout the early twentieth century. Elementary and secondary schools typically exhibited a looser interpretation of Gothic style and often feature a central “keep-like” entrance, battlements, finials, and other period ornaments. Other characteristic details include masonry construction, pointed Gothic and flattened point Tudor arches, crenelated parapets, numerous steep and pinnacled gables, and heavily mullioned windows.¹⁰⁷



*Green Bay Vocational School, 1930
200 S. Broadway*



*Fort Howard Public School, 1930
520 Dousman Street*

Only two examples of the Collegiate Gothic style were included in the survey. Representative examples of the Collegiate Gothic style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
200 S. Broadway	Green Bay Vocational School	1930	Eligible
520 Dousman Street	Fort Howard Public School	1930	Eligible

Mediterranean Revival

While Italian Renaissance architecture served as a precedent for several earlier American architecture styles, the turn of the twentieth century saw a renewed interest in more accurate copies than the earlier free interpretations of the Italianate style. Popular throughout the country from 1890 to 1930, the Mediterranean Revival style was relatively rare in Wisconsin. Examples of this style are most often architect designed. They are characteristically clad with brick veneer or stucco with stone trim and feature low-pitched hipped roofs with widely overhanging eaves supported by decorative brackets. Openings may be straight or arched, often round arched on the first floor with smaller and less elaborate windows on upper floors. Mediterranean Revival style houses are often planned around a courtyard and exhibit flat wall surfaces broken by arcading terra cotta, plaster, tile, or other ornamentation sometimes drawing on classical motifs. Stone balconies and porch railings, quoins, belt courses, pedimented windows, classical door surrounds, molded cornices, roof-line balustrades, and clay tile roofs are also common details.¹⁰⁸



*Lucille and Margaret Atkinson Apartments, 1937
151 N. Ashland Avenue*



*Pamperin Place Apartments, 1938
615 N. Maple Avenue*

A somewhat common architectural style in Green Bay during its time, five examples of the Mediterranean Revival style were included in the survey. Representative examples of the Mediterranean Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
151 N. Ashland Avenue	Lucille and Margaret Atkinson Apartments	1937	Surveyed
615 N. Maple Avenue	Pamperin Place Apartments	1938	Surveyed

Spanish Colonial Revival

While the earliest Period Revival buildings based on Hispanic precedents reflected the simple Spanish missions of the southwestern United States, the 1915 Panama-California Exposition in San Diego introduced to this country the more elaborate Spanish influenced architecture found in Latin American countries. This exposition inspired architects to look directly to the architecture of Spain for precedent. Concurrently, architects wishing to study in Europe began concentrating on Spain while much of the continent was involved in World War I. There they found a diverse range of architecture, from highly decorative detailing to vernacular dwellings whose simplicity emphasized their massing rather than ornamentation. While most popular from 1915 to 1940 in southwestern states and Florida, the Spanish Colonial Revival style was rarely used in Wisconsin. The style is characterized by asymmetrical facades, stucco wall surfaces, and low-pitched gabled and hipped roofs with little or no eave overhang. Roofs are characteristically covered with half-cylinder Mission tiles or S-shaped Spanish tiles. Examples typically feature round arches above doors, beneath porch roofs, and at least one principal focal window, which is commonly triple-arched or parabolic in shape and is commonly filled with stained glass. Other common details include wrought-iron balconies and porch railings, cantilevered balconies, dramatically carved doors emphasized by adjacent spiral columns, pilasters, carved stonework, patterned tiles, and other decorative details of Moorish, Byzantine, Gothic, or Renaissance influence. Some examples of the style can have a very rustic demeanor and include mission-style elements such as less elaborate heavy wood entrance doors, vigas, wood or iron grillwork, and shaped gables. Round or square towers, arcaded walkways usually leading to a rear garden, walled entry courtyards, and fountains are also common.¹⁰⁹



*J. L. Leideka House, 1931
124 Antoinette Street*



*Arthur F. Germain House, 1940
1120 Shea Avenue*

Only two examples of the Spanish Colonial Revival style were included in the survey. Representative examples of the Spanish Colonial Revival style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
124 Antoinette Street	J. L. Leideka House	1931	Surveyed
1120 Shea Avenue	Arthur F. Germain House	1940	Surveyed

Early Modern Styles / Early 20th Century American Movements (1900-1950)

The first wave of American architecture that was not based on historic precedent occurred at the turn of the twentieth century and was led by Frank Lloyd Wright's pioneering of the Prairie Style and the American Craftsman interpretation of the English Arts and Crafts movement. Early modern styles incorporated new concepts of free-flowing interior spaces, new spatial effects, and a new vocabulary of ornament that did not mimic historic forms. Eventually, more futuristic modern styles developed in the Art Deco and Art Moderne movements, still retaining some ornamentation.¹¹⁰

Prairie

One of the few indigenous American styles, the Prairie style is influenced by the architecture of the Chicago-based architects known as the Prairie School, of which Frank Lloyd Wright is the acknowledged master. The Prairie style was popular in Wisconsin from 1895 to 1925. It is primarily a residential style that emphasizes horizontality, evident in its characteristic low-sloped and generally hipped roofs with wide overhanging and typically boxed eaves, horizontal banding of casement windows, horizontal trim, and accent materials used for cornices, porch caps, and belt courses. These buildings are typically two stories with one-story wings, porches, and porte-cocheres and may be clad in brick with stone trim or stucco with dark wood trim. The style's horizontality is often achieved through the exterior cladding materials using recessed horizontal mortar joints. Massive, square, or rectangular masonry piers and porch supports are a hallmark element, often in wood on more vernacular examples. Large, low chimneys or hearths are common that seemingly anchor the building to the ground.¹¹¹



Ethel and W. A. Sweet House, 1931
615 Dousman Street



Louis Deterville House, 1928
836 Mather Street

Only two examples of the Prairie style were included in the survey. Representative examples of the Prairie style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
615 Dousman Street	Ethel and W. A. Sweet House	1931	Surveyed
836 Mather Street	Louis Deterville House	1928	Surveyed

American Foursquare

The American Foursquare style, popularized by mail-order catalogs and speculative builders, was a popular domestic architectural style in Wisconsin from 1900 to 1930. Part of a larger movement toward a simplified and rectilinear residential architecture that was heavily influenced by the Prairie style, the style is primarily distinguished by its broad proportions, boxy massing, and lack of overt stylistic references. A typical house is two stories in height, with a hipped roof, widely overhanging eaves, and a central dormer. Brick, stone, stucco, concrete block, clapboards, and shingles are the most used exterior surface materials, often in combination articulated by floor. The simple exterior reflects the straightforward interior plan of the Foursquare, typically featuring four large rooms on each floor and a corner entry hall and stairwell. A one-story porch across the front façade often features Tuscan columns and a filled-in or balustrade railing. Examples are occasionally embellished by Period Revival, Craftsman, or Prairie style details.¹¹²



Edmund Fitzgerald House, 1919
615 N. Ashland Avenue



William Kearby House, 1911
711 N. Ashland Avenue



A. J. Schultz House, 1913
715 N. Ashland Avenue



William A. Lueck House, 1898
815 N. Ashland Avenue



Gilbert G. and Ada Lier House, 1916
219 S. Ashland Avenue



Daniel L. Rees House, 1915
722 Bond Street



Joseph F. Murphy House, 1900
723 N. Chestnut Avenue



L. L. Nelson House, 1910
827 N. Chestnut Avenue



House, c.1910
408 N. Maple Avenue



John B. Bruekner House, 1925
530 S. Maple Avenue

A common architectural style in Green Bay during its time, 44 examples of the American Foursquare style were included in the survey. Representative examples of the American Foursquare style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
615 N. Ashland Avenue	Edmund Fitzgerald House	1919	Surveyed
711 N. Ashland Avenue	William Kearby House	1911	Surveyed
715 N. Ashland Avenue	A. J. Schultz House	1913	Surveyed
815 N. Ashland Avenue	William A. Lueck House	1898	Surveyed
219 S. Ashland Avenue	Gilbert G. and Ada Lier House	1916	Surveyed
722 Bond Street	Daniel L. Rees House	1915	Surveyed
723 N. Chestnut Avenue	Joseph F. Murphy House	1900	Surveyed
827 N. Chestnut Avenue	L. L. Nelson House	1910	Surveyed
408 N. Maple Avenue	House	c.1910	Surveyed
530 S. Maple Avenue	John B. Bruekner House	1925	Surveyed

Arts and Crafts

The English Arts and Crafts Exhibition Society was established in 1888 by a group of British artists and architects. In opposition to what they perceived as the evil of industrial

standardization, they were dedicated to a revival of the traditional craftsmanship, ethics, aesthetics, and cooperation of medieval guilds and the early nineteenth century Gothic revival in England. The movement comprehensively encompassed the design of furniture, decorative and fine arts, and architecture. The English Arts and Crafts style was characteristically simple in form and rich in embellishment. The style was used in Wisconsin, however very rarely, from 1900 to 1920. In contrast to the contemporaneous American Craftsman and Bungalow styles, examples of the Arts and Crafts are simple in form with little decoration, often with expansive stucco surfaces interrupted by irregularly placed multi-paned windows. Even a large example is humble. Wood shingle roofs are common, occasionally with rolled edges mimicking thatch. Wood is extensively used for interior finishes.¹¹³



*Arthur and Augusta Frisque House, 1931
606 Phoebe Street*

A rare architectural style in Green Bay during its time, only one example of the Arts and Crafts style was included in the survey. Representative examples of the Arts and Crafts style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
606 Phoebe Street	Arthur and Augusta Frisque House	1931	Surveyed

American Craftsman

The American Craftsman style, descending from the English Arts and Crafts movement in the nineteenth century, was popular in Wisconsin from 1900 to 1920. Typically, American Craftsman style houses in Wisconsin are two and one-half stories in height and constructed of brick, stucco, or stone with contrasting wood bands. The style is characterized by quality construction and simple exterior and interior detailing such as low-pitched, broad gable or hipped roofs with wide overhanging eaves with exposed rafter tails, large front dormers, decorative brackets, decorative (often false) beams, porches, prominent chimneys, and simple sashes. Porches are most often supported by the style's distinctive tapered square columns and heavy piers that continue to the ground without breaking at the porch floor level. Glazed sun porches or open wood pergolas are common.¹¹⁴



Carrie Goddell House, 1910
146 N. Ashland Avenue



L. M. Hansen House, 1921
607 W. Walnut Street

A common architectural style in Green Bay during its time, 15 examples of the Craftsman style were included in the survey. Representative examples of the Craftsman style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
146 N. Ashland Avenue	Carrie Goddell House	1910	Surveyed
607 W. Walnut Street	Ludolf M. Hansen House	1921	Surveyed

Bungalow

Influenced by the small Craftsman style houses of California that were given extensive publicity in architectural plan books and lifestyle magazines, small Bungalow style houses became the most popular and fashionable modest houses in the United States during the early twentieth century. From 1910 to 1940, the Bungalow was a popular residential style in Wisconsin. The style is primarily characterized by its plan rather than its aesthetics. While there are many variants, Bungalows are typically one or one-and-one-half stories in height with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. The upper level in two stories examples is subdued visually to give the house a one-story look. Roofs can be gabled or hipped and commonly have decorative, exposed rafter tails. Other characteristic features include a dominant fireplace and chimney, exposed, and exaggerated structural elements, and massive piers or porch supports. Buildings of this style are clad in natural materials such as wood clapboards or shingles, brick, stone, stucco, or a combination thereof. The exterior design is commonly adapted to many different stylistic interpretations and can be seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences.¹¹⁵



C. B. Kempley House, 1923
157 N. Ashland Avenue



Anton Dietsler House, 1922
315 N. Ashland Avenue



Fred Miller House, 1921
818 N. Broadway



Joseph Menne House, 1925
900 N. Broadway



Fred C. Schultz House, 1880
420 N. Chestnut Avenue



E. J. and Eliza Balza House, 1931
617 Dousman Street



Peter Platten House, 1923
714 Hubbard Street



Frank Rush House, c.1920
122 S. Maple Avenue



Christine Miller House, 1937
602 Phoebe Street



Nelson Christensen House, 1918
525 Third Street

A common architectural style in Green Bay during its time, 51 examples of the Bungalow style were included in the survey. Representative examples of the Bungalow style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
157 N. Ashland Avenue	C. B. Kempley House	1923	Surveyed
315 N. Ashland Avenue	Anton Dietsler House	1922	Surveyed
818 N. Broadway	Fred Miller House	1921	Surveyed
900 N. Broadway	Joseph Menne House	1925	Surveyed
420 N. Chestnut Avenue	Fred C. Schultz House	1880	Surveyed
617 Dousman Street	E. J. and Eliza Balza House	1931	Surveyed
714 Hubbard Street	Peter Platten House	1923	Surveyed
122 S. Maple Avenue	Frank Rush House	1921	Surveyed
602 Phoebe Street	Christine Miller House	1937	Surveyed
525 Third Street	Nelson Christensen House	1918	Surveyed

Rustic

The Rustic style has its formal origins with the turn of the twentieth century National Park Service buildings and their conscious effort to respond to the native and wild landscape of the

United States. The style, closely related to the Arts and Crafts movement, paralleled, and was influenced heavily by the development of the American Craftsman and Bungalow styles as well as WPA-era projects of the 1930s. The style became especially popular for private lake houses, cabins, hotels, resorts, and recreational camps during the 1930s and 1940s. Epitomized by log cabins, the style emphasizes the use of natural materials, especially stone and wood, and exposed structural systems. Generally informal, examples of the style feature both symmetrical and asymmetrical forms covered by gable or hipped roofs.¹¹⁶



*Bicentennial Cabin, 1976
520 Dousman Street*

A rare architectural style in Green Bay during its time, only one example of the Rustic style was included in the survey. Representative examples of the Rustic style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
520 Dousman Street	Bicentennial Cabin	1976	Surveyed

Art Deco

Named for the 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris, the Art Deco style was a futuristic movement in architectural design and the fine and decorative arts that celebrated the possibilities of advancing technology and industrialization. The Art Deco style was popular in Wisconsin from 1925 to 1940, primarily for public and commercial buildings as well as residential apartments. Characterized by hard angular edges that suggested machine precision, examples of the style feature clean, smooth surfaces and geometrical massing with a stepped or setback façade. The style's verticality is commonly emphasized by towers or projections above the roof. These buildings are adorned with low-relief decorative elements such as fluted columns, muted polychromy, and stylized sunrise, zigzag, or chevron patterns. This ornamentation is typically made of metals, glazed bricks, or mosaic tiles and used at openings, spandrels, or parapets. Granite and terra cotta were popular materials for exterior cladding. Windows and doors are often metal.¹¹⁷



*Gagnon Clay Products Co., 1936
526 S. Broadway*



*Bark River Culvert and Equipment Co., 1947
600 Liberty Street*

Only four examples of the Art Deco style were included in the survey. Representative examples of the Art Deco style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
526 S. Broadway	Gagnon Clay Products Co.	1936	Surveyed
600 Liberty Street	Bark River Culvert and Equipment Co.	1947	Surveyed

Art Moderne / Streamline Moderne

Related to Art Deco, the Art Moderne was also a futuristic movement celebrating the advancement of technology and industrialism, however, more volumetric, streamlined, and devoid of historic references. The Art Moderne style was popular in Wisconsin from 1930 to 1950. The style is characterized by smooth wall finishes, round corners, and emphasized horizontality, for which it is often also referred to as Streamline Moderne. Examples are typically constructed of concrete and feature flat roofs, narrow bands of windows often continuing around corners, windows or entire walls of glass block, mirrored panels, horizontal banding, circular elements, and little to no surface decoration. What decoration did exist was focused on doorways and windows and consisted of metal or structural glass panels or trim. Aluminum and stainless steel were widely used materials in this style for doors, windows, railings, and balusters.¹¹⁸



*Arthur R. Tingley House, c.1930, c.1975
420 Elmore Street*



*Fire Department Station No. 4, 1949
603 Ninth Street*

Only two examples of the Art Moderne style were included in the survey. Representative examples of the Art Moderne style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
420 Elmore Street	Arthur R. Tingley House	c.1930, c.1975	Surveyed
603 Ninth Street	Fire Department Station No. 4	1949	Surveyed

Bankers Modern Styles (1935-1975)

While residential architecture was dominated through the first decades of the twentieth century by the eclectic Period Revival styles, the economic necessity for small, affordable houses during the Great Depression and changing architectural fashions after World War II led a major shift toward modern residential styles. New Federal Housing Administration (FHA) policies after World War II that were aimed at helping every returning veteran own their own home exerted a monumental influence on the subsequent, vast construction of single-family suburban neighborhoods across the country. Averse to financing more dramatic modern architecture for houses, the banks providing FHA-insured loans preferred and promoted more conservative modern styles, primarily Minimal Traditional and Ranch. For this reason, these styles are now commonly referred to as “Bankers” Modern styles. Ranch style houses dominated residential architecture into the 1970s.¹¹⁹

Minimal Traditional

The Minimal Traditional style was the most successful response to the challenging conditions that affected home construction in the United States when the Great Depression shut down the home-building industry. The development of small houses was encouraged by the FHA, which was created in 1934 to ensure low-interest long-term mortgage loans to stabilize the housing industry. To ensure that home ownership could remain attainable for most Americans, the FHA limited the maximum home sale price it insured so that the average home size and cost remained affordable. The architecture and residential design professions, desperate for work after 1930, enthusiastically embraced the challenge of designing small houses, and the subject soon dominated professional publications and house pattern books. The most influential publications were the FHA’s Principles of Planning Small Houses bulletins as builders knew that following their guidelines was the best way to ensure construction funds and insured mortgages for home buyers. The imminent threat of World War II and subsequent increased wartime production caused an unprecedented number of relocated workers to need small, affordable housing; this resulted in the construction of approximately 2.3 million residences across the country between 1940 and 1945. At the war’s end, a similar need arose to house the nation’s 10 million returning servicemen, resulting in an additional 5.1 million residences being constructed by 1949. Many homes constructed during this time were Minimal Traditional. Postwar prosperity led to the rise in the popularity of larger, Ranch style homes, which replaced the dominant Minimal Traditional style after 1950.¹²⁰

The Minimal Traditional style, popular from 1935 to 1950, utilized the traditional form of contemporaneous Period Revival styles, particularly Colonial and Tudor Revival, however, it was distinctly modern in its characteristic lack of ornament. The style is typified by its one or

one-and-one-half story height, simple L- and T-shaped plans, low or moderately pitched, and most often gabled roofs with shallow eaves. The exterior is typically clad in a single material to make the house appear larger. Examples may feature a prominent entry with simple porch or platform steps, bay windows, shutters, or chimney.¹²¹



Howard and Arleen Althaus House, 1938
126 Antoinette Street



Joseph A. O'Leksey House, 1925
815 Bond Street



Louise VanGarden House, 1928
806 Elmore Street



William F. DuChateau House, 1949
701 Mather Street

A somewhat common architectural style in Green Bay during its time, five examples of the Minimal Traditional style were included in the survey. Representative examples of the Minimal Traditional style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
126 Antoinette Street	Howard and Arleen Althaus House	1938	Surveyed
815 Bond Street	Joseph A. O'Leksey House	1925	Surveyed
806 Elmore Street	Louise VanGarden House	1928	Surveyed
701 Mather Street	William F. DuChateau House	1949	Surveyed

Ranch

The Ranch style originated in California during the mid-1930s, very loosely based on early Spanish Colonial pitched roof courtyard houses of the American Southwest, and was spread across the country by California-based *Sunset Magazine* with its 1946 publication *Western*

Ranch Houses. Other residential housing magazines soon joined the trend in promoting the style, and the casual family-oriented lifestyle is well suited. They often described the style as “middle of the road modern” and “modern inside, traditional outside.” As the automobile became the principal means of transportation in the country after World War II, the standard narrow urban lot style of development was replaced by a form with wider sprawling lots, and the Ranch style became the dominant architectural style for single family residences throughout the United States, particularly in large suburban tract developments.¹²²

Ranches, popular from 1935 to 1975, are typically broad, single-story houses with emphasized horizontality, built low to the ground, and rectangular, L-, or U-shaped in plan with asymmetrical façades. Roofs are low-pitched and often hipped or gabled, commonly with moderate or wide overhanging eaves. A garage is attached to the main façade facing the street, side, or rear. Typically, the front entrance is located off center, almost always sheltered under the main roof of the house, and often recessed. Single or paired entry doors are common and may range from a simple, plain flush door to having heavily decorative, curvilinear, or square panels with single or matching sidelights or side panels. Entry or partial width porches, also almost always contained under the main roof of the house, can be found. When present, porch supports are most often simple wood posts or patterned wrought iron. As a remarkable range of pre-manufactured windows were available during the era, most Ranch houses feature a variety of different sizes and types of windows in either metal or wood with horizontal or multi-pane light patterns. One or more large picture windows are universally present, commonly with operable sections; however, in later examples, groups of tall fixed vertical panes were often used instead of a large single picture window. Short windows are often grouped into ribbons placed high in the wall, often in bedrooms to allow light and ventilation without loss of privacy and to accommodate flexibility in furniture arrangement. Corner windows with corner support, sliding glass doors, and jalousie windows are common. Exterior elaborations are common, including built-in planters, emphasized heavy chimneys, masonry screen walls, rear covered verandas, and rear patios often with built-in or free-standing masonry grills. Wooden or aluminum siding and brick are the most typical wall claddings, often used in combination with the entry area differentiated from the main body of the house. Examples of the Ranch style may incorporate modest elements of other traditional styles. While commonly constructed throughout the Ranch era, more heavily styled Ranches are classified as “Styled Ranches” of the “New Traditional” movement.¹²³



Herman Roesler House, c.1950
607 S. Maple Avenue



Harry N. Wery House, 1946
1560 Velp Avenue

A common style elsewhere in the City of Green Bay, only two examples of the Ranch style were included in the survey. Representative examples of the Ranch style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
607 S. Maple Avenue	Herman Roesler House	c.1950	Surveyed
1560 Velp Avenue	Harry N. Wery House	1946	Surveyed

Modern Styles (1920-present)

As many of the most elite European architects fled Europe during World War II, their austere International Style swept the United States from the 1930s to the 1950s, especially in its influence on commercial architecture. These early styles were the impetus to the development of numerous veins of modern architecture through the present day. Architectural historians and architects are now identifying names for many of these theories of architecture as buildings of these genres begin to reach sufficient age to be evaluated for significance per National Register of Historic Places criterion.¹²⁴

Contemporary Style / Mid-Century Modern

The Contemporary style was the most popular architectural style among American architects from 1945 to 1965. The style was largely influenced by Frank Lloyd Wright and his small, affordable Usonian houses that he began designing in the late 1930s which were constructed of natural materials, built low to the ground, had broad sheltering roof overhangs, and featured open plan interiors with significant spatial and visual connections between indoor and outdoor spaces. It took until the early 1950s for Wright's ideas to enter and eventually sweep mainstream American architectural design. The Contemporary style is often also referred to more generally as Mid-Century Modern. The style is characterized by its use of natural cladding materials, especially wood, stone, and brick, as well as low-pitched gabled roofs with widely overhanging eaves, commonly exposed roof beams, and windows generally present in the gable ends or just below the roofline on non-gabled façades. Flat, slant, and butterfly roofs are also common, as well as openings in the roof to allow natural light.¹²⁵

Contemporary style buildings may look completely different from one side to another. Front façades may reveal little about the building itself, with broad expanses of uninterrupted wall surface typical as well as recessed or obscured entry doors. Rear and side façades are often window walls composed of sections of large, mostly fixed, single panes of glass; this indoor-outdoor connection is further enhanced by floor and ceiling materials and roof beams that continue from the inside out, making the glass wall seem to disappear. Exposed timbers and beams, low broad chimneys, and carports are other common elements.¹²⁶



*Tidy Laundry and Cleaners, 1961
816 S. Broadway*



*Northwest Engineering Credit Union, 1960
118 S. Chestnut Avenue*



*Trinity Lutheran Auditorium and School, 1957
325 S. Chestnut Avenue*



*West Bank and Trust, 1980
412 Howard Street*



*Ver Halen Inc., 1970
704 Lombardi Avenue*



*Hudson and Sharp Company, 1966
975 Lombardi Avenue*



*West Bank and Trust, 1969
310 W. Walnut Street*



*Clark Gas Station, 1953
1006 Velp Avenue*

A common architectural style in Green Bay during its time, 21 examples of the Contemporary style were included in the survey. Representative examples of the Contemporary style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
816 S. Broadway	Tidy Laundry and Cleaners	1961	Surveyed
118 S. Chestnut Avenue	Northwest Engineering Credit Union	1960	Surveyed
325 S. Chestnut Avenue	Trinity Lutheran Auditorium and School	1957	Surveyed
412 Howard Street	West Bank and Trust Drive Thru	1980	Surveyed
704 Lombardi Avenue	Ver Halen Inc.	1970	Surveyed
975 Lombardi Avenue	Hudson and Sharp Company	1966	Surveyed
310 W. Walnut Street	West Bank and Trust	1969	Surveyed
1006 Velp Avenue	Clark Gas Station	1953	Surveyed

Brutalism

The Brutalist style grew during the 1950s from an aesthetic preference to expose the building materials, especially rough concrete, and structural supports, to a monumental architectural style defined by utilizing materials directly and visibly. The style was named for the French term for raw concrete, “béton brut,” and remained popular through the 1970s. In opposition to the glass curtain wall of the International Style, Brutalism favors bulky and angular forms with few visible glass surfaces, or theoretically a low ratio of void to solid surface. Characteristic features include bulky angular exteriors, unornamented façades, recessed windows often in vertical slits, exposed ductwork, and exposed concrete, brick, stucco, and very rarely wood. A hallmark of the style is concrete formed with small ridges broken off in an effect closely resembling corduroy. The style was most often utilized for civic and institutional buildings.¹²⁷



Neville Museum, 1983
210 Museum Place

A rare architectural style in Green Bay during its time, only one example of a Brutalist style was included in the survey. Representative examples of the Brutalist style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
210 Museum Place	Neville Museum	1983	Surveyed

Postmodernism

The Postmodern style developed during the late 1960s as a reaction to Modern architecture unrelated to past precedent and remains popular to this day. Postmodernist design promotes incorporating or imitating traditional styles in new forms and materials to create a feeling of something both original and familiar. Examples commonly reference, combine, and juxtapose several different historic styles, periods, or regional elements within a single design, often in ironic ways. Traditional elements are often exaggerated, manipulated, or distorted.¹²⁸



Old Fort Square, 1981
211 N. Broadway

A rare architectural style in Green Bay during its time, only one example of a Postmodern style was included in the survey. Representative examples of the Postmodern style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
211 N. Broadway	Old Fort Square	1981	Surveyed

Vernacular Forms

Vernacular architecture is a term for buildings easily described as a “backdrop” to others that can be attributed to the previously described styles. These common buildings, whose distinguishing characteristic is their simplicity, are generally classified by their exterior massing, roof shape, and the number of stories.¹²⁹

Front Gable

The front gable was a common form for houses, commercial buildings, halls, churches, schools, and other types of buildings in both rural and urban Wisconsin communities from 1840 to well into the twentieth century. Characterized by a rectangular plan and gabled roof, the form is named so as its major façade is placed on the gable end of the building. Front gable buildings are most commonly one-and-one-half stories in Wisconsin; however, one, two, and two-and-one-half story versions are found. Dormers can be found on half-story versions on one or both sides of the gabled roof. Proportions of earlier examples of the form are narrower than the later, generally broader examples regardless of the number of stories. Correspondingly, roofs of earlier examples tend to be steeper and later versions more gently sloped. While typically symmetrical, a central or offset entry door may be sheltered by a small porch uncovered stoop, or full porch with shed or hipped roof. The front gable form typically has a clapboard-clad, or occasionally brick, exterior. Simply detailed sills and lintels turned porch posts, decorative shingles, and oversized parlor windows are commonly the only decorative embellishment associated with the form, a lack of which disassociates the form from recognized styles of the same period in which the front gable form predominates. This front gable form should not be confused with mundane versions of other major styles.¹³⁰



James Hogan House, 1899
407 N. Ashland Avenue



Samuel Preston House, 1885
417 N. Ashland Avenue



*Louis A. DeMille House, 1898
506 N. Ashland Avenue*



*Louis J. Hujet House, 1914
415 S. Ashland Avenue*



*James Amunson House, 1889
708 Bond Street*



*Ervin L. Rohloff House, 1908
842 Dousman Street*



*Charles Wauters House, 1895
728 Garden Street*



*Clara Jacobson House, 1905
1146 State Street*

A common architectural style in Green Bay during its time, 38 examples of the Front Gable style were included in the survey. Representative examples of the Front Gable style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
407 N. Ashland Avenue	James Hogan House	1899	Surveyed
417 N. Ashland Avenue	Samuel Preston House	1885	Surveyed

506 N. Ashland Avenue	Louis A. DeMille House	1898	Surveyed
415 S. Ashland Avenue	Louis J. Hujet House	1914	Surveyed
708 Bond Street	James Amunson House	1889	Surveyed
842 Dousman Street	Ervin L. Rohloff House	1908	Surveyed
728 Garden Street	Charles Wauters House	1895	Surveyed
1146 State Street	Clara Jacobson House	1905	Surveyed

Side Gable

The side gable form, while also used for commercial and public buildings, is predominately one of the earliest and most universal of all residential forms; it has been built around the world for centuries and during all periods of white settlement in Wisconsin with a variety of materials by various ethnic groups, especially between 1840 and 1940. The form is characterized by a rectangular plan and generally low-sloped gabled roof with its major façade on one of the long sides and its roof gables on the short ends. The side gable form is often adapted to half-story heights with or without dormers, from one to three stories; the one-and-one-half story version is most common in Wisconsin. While most are covered in clapboards, side gable buildings can also be commonly found constructed of fieldstone, cut stone, or brick. Many early examples are log or timber-framed structures. As with other vernacular forms, earlier examples also tend to be narrower, often only one room wide. Added wings are quite common on the side gable form, often as a one-story with a shed roof along the rear wall or as perpendicular extensions that form a T- or L-shaped plan to the rear. Porches are common, partially, or entirely spanning the front façade, and may have the building's only decorative embellishment such as small brackets or turned posts. The porch roof is generally not an extension of the main roof but is a separate shed, flat, or hipped roof.¹³¹



*David Zuldmulder House, 1931
1311 S. Maple Avenue*



*Hermes Fish Processing Building, 1934
1016 McDonald Street*

A rare architectural style in Green Bay during its time, two examples of Side Gabled style were included in the survey. Representative examples of the Side Gabled style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1311 S. Maple Avenue	David Zuldmulder House	1931	Surveyed
1016 McDonald Street	Hermes Fish Processing Building	1934	Surveyed

Cross Gable

Unlike other vernacular forms, the cross gable did not appear until late in the nineteenth century, commonly built in Wisconsin from 1890 to 1930. Examples of the form are usually two stories in height, roughly square in plan, and featuring a cross gable or cross gambrel roof; the term “cross” referring to two intersecting, identical roofs whose ridges form a cruciform. Lesser examples may achieve the crossed gabled roofs with a greatly oversized roof or wall dormers. Early cross gable examples tend to feature delicate reminders of the Queen Anne style, while later examples may exhibit broad proportions, squatty form, and other elements of the American Foursquare and Bungalow styles. However, because of their simplicity and general lack of adornments, cross gabled buildings are not strongly associated with any style. Rooflines broken by small gables and full front porches with low, often gabled, roofs are typical. On the most common clapboard-clad examples, porches often feature wood balustrades; however, masonry examples with either masonry or wooden porches are not uncommon. Windows are often paired or tripled and randomly spaced on all but the front façade, which may be organized symmetrically despite a typically offset front door. Varying window sizes and shapes often reflect the interior location of baths, kitchens, and staircases.¹³²



Erich Sorenson House, 1881
1323 S. Chestnut Avenue

A rare architectural style in Green Bay during its time, only one example of the Cross Gable style was included in the survey. Representative examples of the Cross Gable style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1323 S. Chestnut Avenue	Erich Sorenson House	1881	Surveyed

Commercial Vernacular

Commercial Vernacular is a generalist style for the nineteenth century and early twentieth-century commercial buildings that do not quite fit into the high style categories described above. They may have elements of Italianate, Romanesque, or Queen Anne styles, but not enough to categorize them as that style. For instance, the first-floor storefront may be reminiscent of a particular period, but there is no evidence of that period throughout the rest of the facade. Second-story openings may have hood moldings or be arched, and the parapet of the building

may be adorned with a decorative corbelled cornice. Early Commercial Vernacular buildings were constructed of wood but were taken by fire over the years. The remaining buildings are made of brick or stone.¹³³



*LeVasseur Grocery, 1910
518 Bond Street*



*M. Hanrahan Building, 1906
319 N. Broadway*



*Jacob Wouters Building, 1907
331 N. Broadway*



*Leicht Transfer and Storage Co., 1924
119 S. Broadway*



*M. Bruemmer Building, 1908
715 S. Broadway*



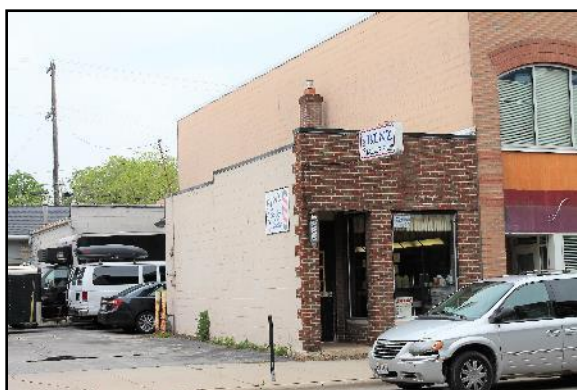
*Chicago and Northwestern Railroad Freight, 1908
300 Dousman Street*

A common architectural style in Green Bay during its time, 18 examples of the Commercial Vernacular style were included in the survey. Representative examples of the Commercial Vernacular style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
518 Bond Street	LeVasseur Grocery	1910	Surveyed
319 N. Broadway	M. Hanrahan Building	1906	Surveyed
331 N. Broadway	Jacob Wouters Building	1907	Surveyed
119 S. Broadway	Leicht Transfer and Storage Co.	1924	Surveyed
715 S. Broadway	M. Bruemmer Building	1908	Surveyed
300 Dousman Street	Chicago and Northwestern Railroad Freight	1908	Surveyed

Twentieth Century Commercial

The term Twentieth Century Commercial is a generalist stylistic term for twentieth century commercial buildings that do not fully represent any of the high architectural style. These are simple, undecorated buildings with little architectural detailing. The only ornamentation that may appear in the building may come in the form of decorative brickwork at the parapet.¹³⁴



Al's Barber Shop, 1932
341 N. Broadway



Sargent-Gerke Co. Paint, 1949
1419 S. Broadway

Only four examples of the Twentieth Century Commercial style were included in the survey. Representative examples of the Twentieth Century Commercial style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
341 N. Broadway	Al's Barber Shop	1932	Surveyed
1419 S. Broadway	Sargent-Gerke Co. Paint	1949	Surveyed

Industrial Building Types

From the mid-nineteenth to the mid-twentieth century, industrial architecture usually consisted of three main types of buildings: production sheds, multi-story industrial lofts, and powerhouses. All the functional divisions of manufacturing were held in one-story production sheds or multistory industrial lofts. Since the industrial lofts and production sheds were usually well located and were adaptable to different kinds of manufacturing operations, they were adapted and used by several operations. Some architects and engineers focused on solving factory design problems during the late nineteenth century. However, they brought little new to factory building projects. All those who planned industrial buildings and manufacturing works attempted to meet the same goals: factories that incorporated modern production methods, held

the appropriate machinery and equipment, were adequately sized with a rational plan, and could easily be expanded to meet future needs.

Industrial Loft

The industrial loft building type is a multi-story building erected to house manufacturing operations, which was popular during the late eighteenth through the early twentieth century. The term 'loft' came into use during the mid-nineteenth century to describe large, unpartitioned industrial buildings with low levels of finish. The term also commonly referred specifically to late nineteenth century multi-story buildings erected in urban areas to house a single or multiple commercial or industrial tenants. These buildings were developed to provide two or more stories with open workspace intruded upon as little as possible by vertical circulation and other service areas. The industrial loft building type and its program remained consistent despite variations over time due to height, size, and methods of construction.¹³⁵

From their late eighteenth century inception and through the late nineteenth century, these buildings were most often erected of stone or brick masonry exterior walls with an interior wood frame; however, they were also framed of wood and clad in wood clapboard siding or shingles. Paper mills, especially, were constructed of masonry to sustain heavy vibrating loads and for fire protection, as the destruction of paper mills by fire was a frequent occurrence. By the early twentieth century, construction of most industrial lofts, including paper mills, transitioned to a steel frame or reinforced concrete construction with exterior masonry walls. They were generally large structures housing highly technical uses, these buildings were most often designed by trained industrial engineers or architects.¹³⁶

The exterior of industrial lofts reflected the utilitarian nature of their functions and was often articulated predominately by a regular pattern of windows for daylighting and ventilation. Windows commonly increased in area at the top story; skylights or roof monitors often provided additional lighting and ventilation. Other functional exterior features could include raised loading platforms, sometimes sheltered with awnings; loading bays with vehicular access doors; hoistways; and occasionally exterior fire escapes, stair towers, power transmission belts, or utilities to keep floor areas unobstructed and limit the spread of fire. However, prominent architectural elements occasionally received embellishments, such as decorative window detailing or ornamental stonework.¹³⁷

The size of industrial lofts was heavily defined by the need to provide daylight to the interiors, especially for light manufacturing and finishing operations. Average buildings were 30 to 40 feet in width; increasing to up to 60 feet wide if higher ceilings were provided for light penetration to the center. A loft building's length was further determined by the size of the operation it was to house, the limitations of mechanical power distribution, and the extent of the area that could be effectively supervised. By the mid-nineteenth century, industrial lofts were commonly several hundred feet in length, gradually becoming even longer.¹³⁸

Industrial lofts commonly had a flat or low-pitched roof, often with enclosed or exposed rooftop water tanks and elevator bulkheads. As companies grew, their facilities often gained additions or consisted of numerous connected or adjacent industrial lofts.¹³⁹



*Larsen Canning Co. Complex, 1908
316 N. Broadway*



*Scheffe Truck and Auto Body Co., 1927
339 S. Broadway*



*Automatic File and Index Company, 1920
1402 State Street*



*Northern Cold Storage Company, 1928
520 N. Broadway*

A somewhat common architectural style in Green Bay during its time, seven examples of the Industrial Loft style were included in the survey. Representative examples of the Industrial Loft style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
316 N. Broadway	Larsen Canning Co. Complex	1908	Surveyed
339 S. Broadway	Scheffe Truck and Auto Body Co.	1927	Surveyed
1402 State Street	Automatic File and Index Company	1920	Eligible
520 N. Broadway	Northern Cold Storage Company	1928	Surveyed

Production Shed

By the late nineteenth century, there was a desire for more open layouts, the proximity of related operations for direct communication between departments, greater ease in materials handling, and more efficient production flow, which led to the prominence of the single-story “production shed.” This change to consolidate operations on one floor was prompted by the use of heavier machinery that operated at faster speeds and technological advances in electric drive, the powered crane, and the steel frame.¹⁴⁰

However, in wide-open and connected shop areas, separate rooms continued to be used for certain operations to contain dust and heat. The production shed building type is a single-story industrial building erected to produce and assemble specific, and especially large or heavy items, such as structural steel, metal castings, or motor vehicles. The height of the single-story varied considerably based on the function and product produced. The often long and low form was also suitable for manufacturing processes that require a high volume of ventilation due to heat or chemical requirements.¹⁴¹

The building type was usually arranged in a long rectilinear plan, with the process of manufacture or assembly following a linear path along the length of the building. Monitors and saw-tooth roof lines were common to provide light into the center of the otherwise open space. Mezzanines or side bays were also found along with adjacent production shed additions. The structure of production sheds was often steel to address the wide-open span and large spaces required by the building's use. The exterior was usually clad with materials such as metal panels or brick veneer and had a significant percentage of glazing for light.¹⁴²



*Hess Iron Works, 1911
1341 State Street*



*Willow Grass Rug Company Expansion, 1912
1222 Velp Avenue*

A somewhat common architectural style in Green Bay during its time, five examples of the Production Shed style were included in the survey. Representative examples of the Production Shed style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1341 State Street	Hess Iron Works	1911	Surveyed
1200 Velp Avenue	Willow Grass Rug Company	1912	Eligible

Quonset

The Quonset is a contemporary folk architectural form that reflects the need for basic, economic shelter without concern for fashionable stylistic design or detailing. The arched prefabricated structure of corrugated galvanized steel was first produced in 1941 when the U. S. Navy needed to produced light-weight transportable buildings. Produced throughout World War, many such Quonsets were available afterward and similar designs were continuously produced through the 1970s for a variety of uses. The form has been commonly used for industrial and other uses in Wisconsin since 1945. Surviving examples of Quonset residences are extremely rare today.¹⁴³



*Riverside Steel and Machine Company, 1923
1337 S. Broadway*

A rare architectural style in Green Bay during its time, only one example of the Quonset style was included in the survey. Representative examples of the Quonset style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1337 S. Broadway	Riverside Steel and Machine Company	1923	Surveyed

Astylistic Utilitarian

The term Astylistic utilitarian is used to describe buildings and other structures built for their utility alone and cannot be attributed to the previously described styles or forms. Generally service and outbuildings, these structures were typically constructed with minimal architectural detail, and their form was dictated by functional requirements.



*Miller and Rasmussen Ice Company, 1929
1100 N. Broadway*



*Fort Howard Lumber Company Warehouse, 1890
1095 S. Broadway*



*Northwest Co-op Mills Fertilizer, 1948
1465 Bylsby Avenue*



*C. Reiss Coal Co Briquet Plant, 1936
115 W. Mason Street*



*Universal Atlas Cement Co., 1938
924 McDonald Street*



*C. and N. W. Railroad Roundhouse, 1913
Prairie Avenue*

A somewhat common architectural style in Green Bay during its time, 16 examples of the Astylistic Utilitarian style were included in the survey. Representative examples of the Astylistic Utilitarian style include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1100 N. Broadway	Miller and Rasmussen Ice Company	1929	Surveyed
1095 S. Broadway	Fort Howard Lumber Company Warehouse	1890	Eligible
1465 Bylsby Avenue	Northwest Co-op Mills Fertilizer	1948	Surveyed
115 W. Mason Street	C. Reiss Coal Co Briquet Plant	1936	Surveyed
924 McDonald Street	Universal Atlas Cement Co.	1938	Surveyed
Prairie Avenue	C. and N. W. Railroad Roundhouse	1913	Surveyed

Construction Materials and Methods

Wood

Because of its abundance in the area, wood has historically been the primary material for construction in Wisconsin. Wood has been used for construction in the form of studs, rafters,

clapboards, shingles, and shakes. Many of Green Bay's older historic buildings were originally sided with wood clapboard.



*Otto C. Straubel House, 1920
110 N. Ashland Avenue*



*Louis A. DeMille House, 1898
506 N. Ashland Avenue*



*William Kearby House, 1911
711 N. Ashland Avenue*



*A. J. Schultz House, 1913
715 N. Ashland Avenue*



*William A. Lueck House, 1898
815 N. Ashland Avenue*



*Gilbert G. and Ada Lier House, 1916
219 S. Ashland Avenue*



*Arthur R. Tingley House, c.1930, c.1975
420 Elmore Street*



*Scandinavian Moravian Church, 1867
529 Fourth Street*



*Tilley Ramsey House, 1906
822 W. Oregon Street*



*Frank A. Hoefs House, 1905
621 School Place*

Representative examples of historic wood buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
110 N. Ashland Avenue	Otto C. Straubel House	1920	Surveyed
506 N. Ashland Avenue	Louis A. DeMille House	1898	Surveyed
711 N. Ashland Avenue	William Kearby House	1911	Surveyed
715 N. Ashland Avenue	A. J. Schultz House	1913	Surveyed
815 N. Ashland Avenue	William A. Lueck House	1898	Surveyed
219 S. Ashland Avenue	Gilbert G. and Ada Lier House	1916	Surveyed
420 Elmore Street	Arthur R. Tingley House	c.1930, c.1975	Surveyed
529 Fourth Street	Scandinavian Moravian Church	1867	Eligible
822 W. Oregon Street	Tilley Ramsey House	1906	Surveyed
621 School Place	Frank A. Hoefs House	1905	Eligible

Stone

Stone was a popular construction material historically due to its fire resistive properties and aesthetic qualities. It was used in churches, schools, and high-end houses. A wide variety of masonry construction techniques and stone types were used throughout Green Bay, including un-coursed fieldstone, un-coursed ledgerock, un-coursed roughly square, coursed ashlar, and

random coursed ashlar. While there are a few examples of more refined, smooth cut stone facades, many stone buildings in Green Bay have rusticated stone facades with rectangular or square building stones having a rough or rock face. During the twentieth century, stone was popularly used as a veneer on many of Green Bay's public, religious, and institutional buildings as well as on the finest and even some more modest residences.



*Howard and Arleen Althaus House, 1938
126 Antoinette Street*



*Arlin DeCleene House, 1937
313 N. Ashland Avenue*



*First Baptist Church, 1874
122 N. Chestnut Avenue*



*Northwest Engineering Credit Union, 1960
118 S. Chestnut Avenue*

Representative examples of historic stone buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
126 Antoinette Street	Howard and Arleen Althaus House	1938	Surveyed
313 N. Ashland Avenue	Arlin DeCleene House	1937	Surveyed
122 N. Chestnut Avenue	First Baptist Church	1874	Surveyed
118 S. Chestnut Avenue	Northwest Engineering Credit Union	1960	Surveyed

Brick

Historically, brick was a popular building material in Wisconsin. Due to fear of fire, it became widely used in industrial buildings and commercial buildings as a replacement for earlier wood framed buildings. Its use was also prevalent for constructing churches, schools, and houses. During the early twentieth century, it became especially popular as a veneer, especially on wood-

framed houses. Typical bonding techniques found in Green Bay include common bond, herringbone, and basket weave patterns and colors range from cream, tan, and red to brown.



Northwestern Hotel, 1874
409 N. Broadway



Northern Cold Storage Company, 1928
520 N. Broadway



M. Bruemmer Building, 1908
715 S. Broadway



Tidy Laundry and Cleaners, 1961
816 S. Broadway



C. and N. W. Railroad Freight Office, 1908
300 Dousman Street



St. Patrick's Rectory, 1921
211 N. Maple Avenue



*Jefferson Public School, 1929
810 Phoebe Street*



*C. and N. W. Railroad Roundhouse, 1913
Prairie Avenue*



*Willow Grass Rug Company Expansion, 1912
1222 Velp Avenue*



*West Bank and Trust, 1969
310 W. Walnut Street*

Representative examples of historic brick buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
409 N. Broadway	Northwestern Hotel	1874	Surveyed
520 N. Broadway	Northern Cold Storage Company	1928	Surveyed
715 S. Broadway	M. Bruemmer Building	1908	Surveyed
816 S. Broadway	Tidy Laundry and Cleaners	1961	Surveyed
300 Dousman Street	C. and N. W. Railroad Freight Office	1908	Surveyed
211 N. Maple Avenue	St. Patrick's Rectory	1921	Eligible
810 Phoebe Street	Jefferson Public School	1929	Eligible
Prairie Avenue	C. and N. W. Railroad Roundhouse	1913	Surveyed
1200 Velp Avenue	Willow Grass Rug Company	1912	Eligible
310 W. Walnut Street	West Bank and Trust	1969	Surveyed

Concrete

An experimental building material during the first decades of the twentieth century, historically, concrete was rarely used as an exterior finish material in Wisconsin. However, it eventually became a popular material characteristic of several modern architectural styles.



*C. Reiss Coal Co Briquet Plant, 1936
115 W. Mason Street*



*Universal Atlas Cement Co., 1938
924 McDonald Street*



*L. L. Nelson House, 1910
827 N. Chestnut Avenue*



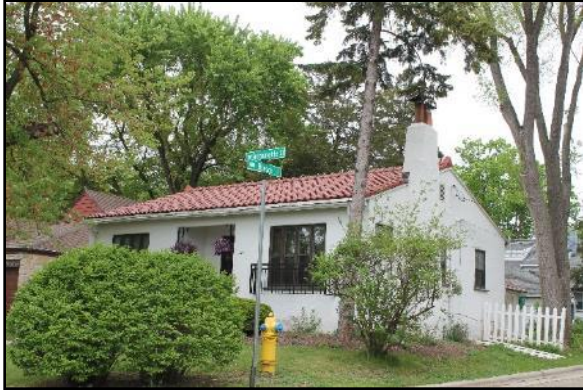
*Clark Gas Station, 1953
1006 Velp Avenue*

Representative examples of historic concrete buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
115 W. Mason Street	C. Reiss Coal Co Briquet Plant	1936	Surveyed
924 McDonald Street	Universal Atlas Cement Co.	1938	Surveyed
827 N. Chestnut Avenue	L. L. Nelson House	1910	Surveyed
1006 Velp Avenue	Clark Gas Station	1953	Surveyed

Stucco

Stucco was commonly used as an alternative exterior finish to brick veneer, clapboard, or wood shingles on many vernacular, Bungalow, Period Revival, and International Style residences and commonly coupled with half-timber on Craftsman and Tudor Revival style buildings.



*J. L. Leideka House, 1931
124 Antoinette Street*



*Peter Platten House, 1923
714 Hubbard Street*



*Hans Christensen House, 1928
130 N. Maple Avenue*



*L. M. Hansen House, 1921
607 W. Walnut Street*

Representative examples of historic stucco buildings in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
124 Antoinette Street	J. L. Leideka House	1931	Surveyed
714 Hubbard Street	Peter Platten House	1923	Surveyed
130 N. Maple Avenue	Hans Christensen House	1928	Surveyed
607 W. Walnut Street	Ludolf M. Hansen House	1921	Surveyed

Aluminum

While aluminum siding is typically considered as a replacement siding that has an adverse effect on a building's architectural integrity, this is not always the case. After World War II, aluminum became popular with both builders and homeowners as a low-maintenance alternative to wood siding. Aluminum rapidly became the standard siding material for new construction, especially on small, cost-efficient Ranch and simplified Colonial Revival style residences built in from the 1940s onward.



Louis Deterville House, 1928
836 Mather Street



Agnes Gruselle House, 1940
829 Blesch Place

Representative examples of buildings featuring historic aluminum siding in the survey include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
836 Mather Street	Louis Deterville House	1928	Surveyed
829 Blesch Place	Agnes Gruselle House	1940	Surveyed

Architects and Designers

John Sommerville and Associates

John Sommerville worked on war plant design and construction during World War II. At the end of the war, he established an architectural practice in Green Bay in 1946 specializing in industrial building design. The firm would expand and designed the first City Stadium, now Lambeau Field, in 1955. The company continued to grow through the 1960s and 1970s, working on large projects, industrial and educational, across northeast Wisconsin. In 1981, Sommerville and Associates designed the Old Fort Square, a postmodern shopping mall, as an infill along Broadway on the west side of Green Bay. The Old Fort Square building, located at 211 N. Broadway, and the Graybar Electric Co., located at 610 Lombardi Avenue and completed in 1965, were both included in the survey but are not eligible for listing in the National Register of Historic Places.



Old Fort Square, 1981
211 N. Broadway

James McDonnell

James McDonnell was born in Ireland in 1832 and immigrated to the United States, settling in Chicago as a young man. During the 1860s, he studied and practiced architecture, eventually moving to Green Bay in 1865 to continue his practice, specializing in churches. In 1874, he designed the First Baptist Church on the west side of Green Bay. The First Baptist Church, located at 122 N. Chestnut Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places. McDonnell and his family moved to Omaha, Nebraska in 1887, where he continued to work until 1898. McDonnell died in 1910.



*First Baptist Church, 1874
122 N. Chestnut Avenue*

Berners Schober Associates

Henry A. Foeller was born in Alsace, France in 1871. He immigrated to the United States in 1885, settling in Oshkosh, Wisconsin. Foeller apprenticed with Oshkosh architect Williams Waters until 1895 when he established his own office in Green Bay. Foeller was joined by Max W. Schober in 1907, who began as a draftsman and rose quickly to become Foeller's life-long partner. Marvin Stephenson, another architect, joined them in 1917. Beginning with many residential projects, the office soon focused on larger commissions including community buildings such as churches, schools, libraries, and hospitals by the 1910s and 1920s. In 1925, Edgar Berners, an engineer, joined the firm. Four years later, he became a partner, and the office was renamed Foeller, Schober, and Berners in 1929. The firm was renamed Berners-Schober in 1941 when Max Schober's son, Leonard Schober, took his place at the firm.¹⁴⁴



*Green Bay Vocational School, 1930
200 S. Broadway*

The office has been responsible for a large volume of work over the last century, especially high-profile designs in the region around Green Bay. Resources designed by Berners Schober, and other historic iterations of the same office, included in the survey are the Paper Novelty Company, located at 1522 S. Broadway and completed in 1920, the Hochgreve Brewing Company building, located at 128 S. Broadway, and completed in 1905, the Fort Howard Public School, located at 520 Dousman Street and completed in 1930, the Green Bay Vocational School, located at 200 S. Broadway and completed in 1930, and the St. Patrick's Parish House, located at 211 N. Maple Avenue and completed in 1921. The Fort Howard Public School is

significant under Criterion C: Architecture as an excellent example of a Collegiate Gothic school building. The period of significance for the property would extend from 1930 to 1949. The Green Bay Vocational School is significant under Criterion C: Architecture as an excellent example of a Collegiate Gothic school building. The period of significance for the property would extend from 1930 to 1939. The St. Patrick's Parish House is significant under Criterion C: Architecture as an excellent example of a Georgian Revival house. The period of significance for the property is limited to 1921.



*St. Patrick's Rectory, 1921
201 N. Maple Avenue*

The firm also worked on other notable Green Bay projects such the Architects Building, the office of Foeller, Schober, and Stephenson, and later its successor firm Berners-Schober Associates, at 306-314 Pine Street; the Columbus Club at 115 South Jefferson Street, the Northern Finance Company Building at 301-305 East Walnut Street; the Green Bay YMCA building at 235 North Jefferson Street, and the Green Bay Press-Gazette Building at 435 East Walnut Street. Berners-Schober Associates continues today as a leading architectural and engineering office in Northeastern Wisconsin and is one of the state's oldest firms. Much of the firm's work, which spans many building types and architectural styles, has been recorded and preserved.¹⁴⁵

Henry T. Dysland

Henry Dysland was born in Green Bay in 1885 and attended George Washington University in Washington D.C. After working as a draftsman in the Office of the Supervising Architect in the U. S. Treasury Department, he took positions in New York and Chicago. He returned to Green Bay in 1915. Henry Dysland designed the Trinity Evangelical Lutheran Church, located at 335 S. Chestnut Avenue on the west side of Green Bay, in 1916. He then moved to Madison in 1921, continuing to work on his own as an architect. Trinity Evangelical Lutheran Church was included in the survey but is not eligible for listing in the National Register of Historic Places. In the late 1920s, Henry, along with his brother Albert Dysland, established the design-build firm Better Homes Corp., producing many high-end revival style homes in Madison and elsewhere in the state. Dysland died in 1965.¹⁴⁶



*Trinity Evangelical Lutheran Church, 1916
335 S. Chestnut Avenue*

Harry Williams

Harry H. Williams was born in Two Rivers, Wisconsin in 1901. By 1923, he lived in Manitowoc and worked as a draftsman. In 1926, he moved to Green Bay and worked in the office of Charles Clark Reynolds as a designer. Working closely with Charles Reynolds, Williams worked on many school projects in Green Bay and the wider region. Harry Williams designed the Jefferson Public School, located at 810 Phoebe Street on the west side of Green Bay, in 1929. The Jefferson Public School is significant under Criterion C: Architecture as an excellent example of a Colonial Revival school building.



*Jefferson Public School, 1929
810 Phoebe Street*

The period of significance for the property would extend from 1929 to 1958. Other notable projects in Green Bay designed by Williams include the downtown Columbus Building, West Senior High School, Tank School, Curly Lambeau's lakeside cottage, and the Green Bay Packers Office and Training Building. Williams married Renee Den Dooven in 1931 and remained in Green Bay, beginning his architectural practice in the 1940s. Harry Williams retired in 1974 and died in 1984.¹⁴⁷

Surplice and Associates

Robert Surplice was born in Green Bay in 1912 and attended the University of Illinois, studying architectural engineering. He married Marian Baler in 1937, and in 1938 Robert Surplice began an architectural practice in Green Bay that quickly grew into a successful firm known as Surplice Associates. The office specialized in school and commercial buildings, often embracing a modern architectural language popular in the post-war period, and primarily located across Wisconsin. Robert Surplice retired in 1974 and died in 1982. His office, Surplice Associates, designed the Fire Department Station No. 4, located at 603 Ninth Street, and completed in 1949; as well as the West Bank and Trust Drive Thru, located at 412 Howard Street, and completed in 1980. The contemporary style brick bank drive thru was a relatively new building type for its period. The Fire Department Station No. 4 and the West Bank and Trust Drive Thru were included in the survey but are not individually eligible for listing in the National Register of Historic Places. In 1985, Surplice Associates merged with Foth and VanDyke, an architecture and engineering firm. In 1995, the firm renamed itself Millennium Architects and Designers, Ltd. and is still operating presently.¹⁴⁸



*West Bank and Trust Drive Thru, 1980
412 Howard Street*

Historic Resources Associated with Architects and Designers Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
211 N. Broadway	Old Fort Square	1981	Surveyed
128 S. Broadway	Hochgreve Brewing Co.	1905	Surveyed
200 S. Broadway	Green Bay Vocational School	1930	Eligible
1522 S. Broadway	Paper Novelty Company	1920	Surveyed
122 N. Chestnut Avenue	First Baptist Church	1874	Surveyed
335 S. Chestnut Avenue	Trinity Evangelical Lutheran Church	1916	Surveyed
520 Dousman Street	Fort Howard Public School	1930	Eligible
412 Howard Street	West Bank and Trust Drive Thru	1980	Surveyed
610 Lombardi Avenue	Graybar Electric Co.	1965	Surveyed
211 N. Maple Street	St. Patrick's Parish House	1921	Eligible
603 Ninth Street	Fire Department Station No. 4	1949	Surveyed
810 Phoebe Street	Jefferson Public School	1929	Eligible

Contractors and Developers

Hans Christensen

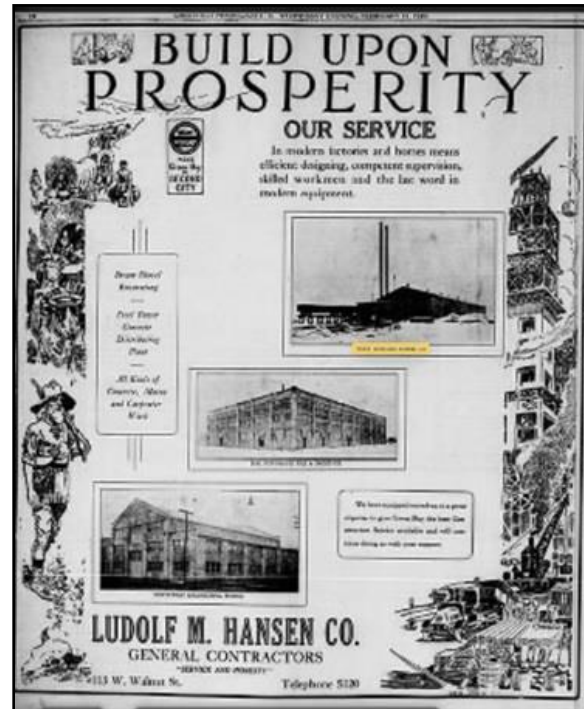
Hans Christensen was a local builder and general contractor in Green Bay, primarily on the west side of the city, during the 1910s, 1920s, and 1930s. Born in Denmark in 1895, Hans immigrated to Wisconsin with his family as a child and eventually settled in Green Bay as a young man. His work appears to be mostly in a wide variety of revival styles popular during the period. He married his wife Mabel in 1919, and the couple had three children. Hans Christensen and his family lived at 130 N. Maple Avenue; a duplex constructed by Christensen in 1928. The Christensen House was included in the survey but is not eligible for listing in the National Register of Historic Places. He was elected president of the Brown County Contractors and Builders Association in 1929. Little else is known about Christensen at this time.



*Hans Christensen House, 1928
130 N. Maple Avenue*

Ludolf Hansen

Ludolf Hansen was born in 1876 and immigrated to the United States from Denmark, settling in Green Bay in 1896. He married Inger Selmer in 1898, a fellow Danish immigrant, and the couple had four children. After working as a cabinet maker in a furniture factory, he began his own contracting and carpentry business in 1904. The Ludolf M. Hansen Company was organized in 1916. Hansen constructed many houses in Green Bay from the late nineteenth century through the mid-1920s. Ludolf M. Hansen and his family lived at 607 W. Walnut Street for a time; a duplex constructed by Hansen in 1921. The Hansen House was included in the survey but is not individually eligible for listing in the National Register of Historic Places. Other notable buildings constructed by Hansen's company include the first Fort Howard Paper Company plant, located at 1919 S. Broadway, and constructed in 1919; the Northwest Engineering Company buildings, located at 299 S. Pearl Street and constructed between 1916 and 1925; and the Automatic File and Index Company, located at 1402 State Street and constructed in 1920. The Automatic File and Index Company is significant under Criterion A: History in Industry for its role in the Green Bay manufactured goods industry. The period of significance for the property would extend from 1920 to 1928. For more information on the Automatic File and Index Company and other Hansen projects, refer to Chapter 7 Industry. The general contracting company moved to an office space at 113 W. Walnut Street on the west side of Green Bay in 1913 and expanded to work on large industrial projects in Green Bay and across the state, becoming one of the largest builders in Wisconsin by the early 1920s. By the mid-1920s, Hansen's company worked on a range of building types from stock bungalows to civil engineering projects. Ludolf Hansen died in 1951.¹⁴⁹



"Build Upon Prosperity," Ludolf M. Hansen Co. General Contractors advertisement. 1920.

Historic Resources Associated with Contractors and Developers Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
1919 S. Broadway	Fort Howard Paper Company	1919	Surveyed
130 N. Maple Avenue	Hans Christensen House	1928	Surveyed
299 S. Pearl Street	Northwest Engineering Company	1925	Surveyed
1402 State Street	Automatic File and Index Company	1920	Eligible
607 W. Walnut Street	Ludolf M. Hansen House	1921	Surveyed

Education

Primary Education

Fort Howard Public School

The Fort Howard Public School, located at 520 Dousman Street and constructed in 1930, was named for its surrounding community and conceived as an elementary school. Designed by architects Foeller, Schober, and Berners, the large brick building was built in the Collegiate Gothic style and has a large post-war addition, completed in 1949, on the rear to the north.¹⁵⁰ For more information on Foeller, Schober, and Berners, refer to Chapter 9 Architecture. The Fort Howard Public School is significant under Criterion C: Architecture as an excellent example of a Collegiate Gothic school building. The period of significance for the property would extend from 1930 to 1949.



*Fort Howard Public School, 1930
520 Dousman Street*

Jefferson Public School

The Jefferson Public School, located at 810 Phoebe Street, was constructed in 1929 as a small neighborhood elementary school on the west side of Green Bay. The school was built in response to a population boom at the time, replacing the Mather School, and named after President Thomas Jefferson. Designed by architect Harry Williams, the brick school building only consisted of five classrooms and a central corridor at first. For more information on Harry Williams, refer to Chapter 9 Architecture. A concrete addition, designed by architects Smith and Reynolds, was completed in 1958 and included an all-purpose room, health room, office, kitchen, and storage. The flanking recessed hyphens on the building's main south-facing façade were enclosed at this time. The school only had 116 pupils at the time and has included kindergarten through third grade for much of its history.¹⁵¹ Another expansion



*Jefferson Public School, 1929
810 Phoebe Street*

was completed at the rear in 1996. The Jefferson Public School is significant under Criterion C: Architecture as an excellent example of a Colonial Revival school building. The period of significance for the property would extend from 1929 to 1958.

Secondary Education

Green Bay Vocational School

The first non-extant vocational school in Green Bay was located downtown. The Green Bay Vocational School, located at 200 S. Broadway on the west side of Green Bay, was completed for \$300,000 and included an indoor chlorinated natatorium, cafeteria, and gymnasium. Planned by the Green Bay Board of Industrial Education, the facility featured education in various industrial trades, physical education, languages, and home economics in 33 separate courses, taught during the day and evenings. The new school was intended to broaden the mission to include adults as well as children and included

1,676 enrolled students during its first year of operation under the direction of H. O. Eiken. The large three-story brick building was designed by the architects Foeller, Schober, and Berners. Originally planned in 1923, the building was not completed until 1930. Two large additions were added in 1939, also designed by Foeller, Schober, and Berners. A classroom annex and a south annex were added in 1963.¹⁵² For more information on Foeller, Schober, and Berners, refer to Chapter 9 Architecture. The Green Bay Vocational School is significant under Criterion C: Architecture as an excellent example of a Collegiate Gothic school building. The period of significance for the property would extend from 1930 to 1939.



*Green Bay Vocational School, 1930
200 S. Broadway*

Museums

Neville Museum

The Neville Museum of Brown County was established in 1915 in the City of Green Bay and moved into its first physical location in 1927. In 1983, a 58,000 square foot contemporary concrete and brick building was constructed along the west side of the Fox River for the museum. The institution has served as Green Bay's regional museum of art, history, and science with a variety of collections since its inception. The Neville Museum, located at 210 Museum Place and



*Neville Museum, 1983
210 Museum Place*

completed in 1983, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Historic Resources Associated with Education Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
200 S. Broadway	Green Bay Vocational School	1930	Collegiate Gothic	Eligible
520 Dousman Street	Fort Howard Public School	1930	Collegiate Gothic	Eligible
210 Museum Place	Neville Museum	1983	Brutalist	Surveyed
810 Phoebe Street	Jefferson Public School	1929	Colonial Revival	Eligible

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Religion

Baptist

First Baptist Church

The First Baptist Church, located at 122 N. Chestnut Avenue on the west side of Green Bay, was constructed in 1874 with a wood frame and brick veneer. Designed by church architect James McDonnell, the building was conceived in the Gothic Revival style; the original stone building no longer has its steeple, and its exterior has been significantly altered. For more information on James McDonnell, refer to Chapter 9 Architecture. The First Baptist Church was included in the survey but is not eligible for listing in the National Register of Historic Places.

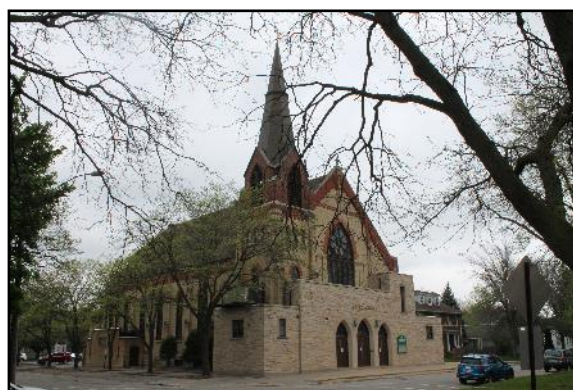


*First Baptist Church, 1874
122 N. Chestnut Avenue*

Catholic

St. Patrick's Catholic Church

The nineteenth-century Irish Catholic immigrants to Green Bay operated separately from the French Catholics of St. John's parish and constructed a non-extant wood-frame church on the west side in 1865. In 1893, the congregation constructed a new church, located at 201 N. Maple Avenue. The brick Gothic Revival church was designed by architect C. C. Buck. A non-extant associated school was completed in 1905. St. Patrick's constructed an adjacent rectory, known as the parish house, in 1921 at 211 N. Maple Avenue. The brick Georgian Revival Parish House was designed by architects Foeller, Schober, and Stephenson.¹⁵³ For more information on Foeller, Schober, and Stephenson, refer to Chapter 9 Architecture. The St. Patrick's Catholic Church was included in the survey but is not eligible for



*St. Patrick's Catholic Church, 1893
201 N. Maple Avenue*

listing in the National Register of Historic Places. However, the St. Patrick's Parish House is significant under Criterion C: Architecture as an excellent example of a Georgian Revival house. The period of significance for the property is limited to 1921.

Lutheran

Trinity Evangelical Lutheran Church

The Norwegian Lutheran Church was established in 1874 on the west side of Green Bay with a non-extant church located on the 400 block of S. Broadway. The wood-frame church was moved to a new location at 335 S. Chestnut Avenue in 1896. In 1916, the congregation demolished the older building and replaced it with a new brick Gothic Revival one and renamed it the Trinity Evangelical Lutheran Church. The new church was designed by architect Henry Dysland and cost \$16,000 to complete. For more information on Henry Dysland, refer to Chapter 9 Architecture.

Services were routinely held in Norwegian until 1931. The interior of the church was remodeled in the 1940s, and a small contemporary addition was completed in 1952. Another addition, consisting of an auditorium, more classrooms, and kitchen and cafeteria, was completed in 1957 at the address of 325 S. Chestnut Street.¹⁵⁴ The exterior of the church has been altered with a rusticated concrete exterior. The Trinity Evangelical Lutheran Church and the Trinity Lutheran Auditorium and School were included in the survey but are not eligible for listing in the National Register of Historic Places.



*Trinity Evangelical Lutheran Church, 1916
335 S. Chestnut Avenue*

Moravian

Scandinavian Moravian Church

The Scandinavian Moravian Church was established by Norwegian immigrants in 1867 led by Otto Tank. A church was constructed between 1867 and 1869 at 529 Fourth Street on the west side of Green Bay. An enclosed entry and rear addition were completed between 1907 and 1917. Services were held in Norwegian, German, and English until the 1910s. The church transitioned to a Baptist denomination in 1917.¹⁵⁵ The Scandinavian Moravian Church is significant under Criterion C: Architecture as an excellent



*Scandinavian Moravian Church, 1867
529 Fourth Street*

example of a wood frame Gothic Revival church. The period of significance for the property would extend from 1867 to 1917.

Historic Resources Associated with Religion Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
122 N. Chestnut Avenue	First Baptist Church	1874	Neogothic Revival	Surveyed
325 S. Chestnut Avenue	Trinity Lutheran Auditorium and School	1957	Contemporary	Surveyed
335 S. Chestnut Avenue	Trinity Evangelical Lutheran Church	1916	Gothic Revival	Surveyed
529 Fourth Street	Scandinavian Moravian Church	1867	Gothic Revival	Eligible
201 N. Maple Avenue	St. Patrick's Catholic Church	1893	Gothic Revival	Surveyed
211 N. Maple Avenue	St. Patrick's Rectory	1921	Georgian Revival	Eligible

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Commerce

Service Businesses

Overland Car Building

The Overland-Green Bay Company was incorporated in 1916 and constructed an auto showroom and agency the same year at 201 W. Walnut Street. The building served as a catalyst for local industry along the west side of the Fox River, encouraging further development on adjacent lots next to the Chicago and Northwestern railway tracks. However, by 1918, the building was occupied by the neighboring Northwest Engineering Company for use as storage and office space. For more information on the Northwest Engineering Company, refer to Chapter 7 Industry. Northwest Engineering continued to occupy the building until it closed in 1990.¹⁵⁶ The Overland Car Building was included in the survey but is not eligible for listing in the National Register of Historic Places.



*Overland Car Building, 1916
201 W. Walnut Street*

Cleaners

Tidy Laundry and Cleaners

Ray Mohr and Bill Neverman established the Tidy Didy Diaper Service in 1946. Operated primarily by the Mohr family, the company changed its name to Tidy Laundry and Cleaners in 1960 and constructed a new drive-in plant the following year. The Tidy Laundry and Cleaners, located at 816 S. Broadway and constructed in 1961, is a small brick contemporary style building.¹⁵⁷ The Tidy Laundry and Cleaners was included in the survey but is not eligible for listing in the National Register of Historic Places.



*Tidy Laundry and Cleaners, 1946
816 S. Broadway*

Grocers

Florida Fruit Market

Harry and Mabel Wery began operating a roadside fruit stand on the west side of Green Bay during the 1930s and in 1938 constructed a permanent produce market building. Located at 1562 Velp Avenue on the edge of the City of Green Bay, a series of greenhouses were added during the 1940s as the business became the Florida Fruit Market. The family sold fruits, vegetables, and Christmas Trees, bringing their food from farmland in nearby Duck Creek in the Town of Howard to the northwest. The Wery's 1,200 acres were used solely for crops sold in the city using their truck farming operation. The Wery family lived in the adjacent ranch style house until the late 1960s. The market continued to operate until the 1980s and has undergone a series of remodeling efforts.¹⁵⁸ The Florida Fruit Market was included in the survey but is not eligible for listing in the National Register of Historic Places.



*Florida Fruit Market, 1938
1562 Velp Avenue*

Stapleford and Sons Grocery

Ed and Harriet Stapleford established a grocery business in 1905 on the west side of Green Bay in a non-extant commercial building along S. Broadway. In 1913, the couple constructed a new purpose-built brick store at 401 Ninth Street and lived on the second floor. The business continued to be operated by the Stapleford family until 1974. The storefront was repurposed as the Latiksasu Native American Resource Center in 1976 and later the United Amerindian Center in 1980, serving as a gathering place and office for the Native American community in Green Bay. In 1990, the building became the office of the Hmong Association of Brown County Inc., serving a similar purpose, but for the growing immigrant Hmong community in the city.¹⁵⁹ The Stapleford Grocery building was included in the survey but is not eligible for listing in the National Register of Historic Places at this time.



*Stapleford Grocery, 1913
401 Ninth Street*

Restaurants and Taverns

Sneezer's Snack Shop

Sneezer's Snack Shop, located at 1342 S. Broadway, was established in 1948 by proprietor Norman Jahnke. In 1957, Sneezer's left this location and moved to a new restaurant site at 1608 S. Ashland Avenue. Sneezers eventually closed in 1975. The restaurant became June's Stadium lounge during the 1960s, and then the Packer Stadium Lounge from 1984 to the 2010s. Sneezer's, and its later location along S. Ashland, were frequent destinations for Green Bay Packer's football players and coaching staff, such as Vince Lombardi, and fans. It was a popular tailgating location for people attending games during the 1950s and 1960s when gatherings typically took place at restaurants and taverns rather than at the stadium. Sneezer's Snack Shop was included in the survey but is not eligible for listing in the National Register of Historic Places.



Sneezer's Snack Shop, 1948
1342 S. Broadway

Hotels

Hoffman House Hotel

H. P. Hoffman established a hotel on the west side of Green Bay, in what was then the City of Fort Howard, in 1872. He sold the property one year later and constructed a new hotel, located at 401 N. Broadway, in 1875. Hoffman then sold the new hotel to Joe LaBelle, who renamed it the Grand Central. However, the property was still referred to as the Hoffman House for some time. By 1907, the building was known as the Lake Shore House and still operated as a hotel. The Hoffman House Hotel was included in the survey but is not eligible for listing in the National Register of Historic Places.



Hoffman House Hotel, 1875
401 N. Broadway

Northwestern Hotel

The Northwestern Hotel, located at 409 N. Broadway on the west side of Green Bay, was established by Neil Gallagher in 1874 in the City of Fort Howard near the area's business district. A fire destroyed much of the building in 1880, and it was repaired. It was often known as the Hibernia House at the turn of the century and has served as apartments and retail

storefronts through most of the twentieth century. The Northwestern Hotel was included in the survey but is not eligible for listing in the National Register of Historic Places.

Banks

West Bank and Trust

West Side State Bank was established in Green Bay in 1914 and was originally located in the Platten Building on N. Broadway. Antone Platten was the first president of the financial institution, which was formed by local businessmen, mostly along Broadway on the west side of the city. In 1938, the bank moved to a non-extant building at 31 W. Walnut Street. The same year, assets of the bank reached one million dollars. The bank expanded with a Bayport branch in the Village of Howard in 1968. The bank constructed a new contemporary style bank building as a four-story financial headquarters at 310 W. Walnut in 1969 and changed its name to West Bank and Trust the same year. Another branch in the Town of Hobart was opened in 1969. East Bank and Trust, another expansion on the east side of Green Bay, was established in 1974, and the bank continued to grow. The bank changed its name again in 1983 to Valley Bank of Green Bay when it merged with Valley Bancorporation of Appleton, Wisconsin, becoming a regional bank in the Fox River Valley.¹⁶⁰ The West Bank and Trust building was included in the survey but is not eligible for listing in the National Register of Historic Places.



*West Bank and Trust, 1969
310 W. Walnut Street*

The West Bank and Trust Drive Thru, located at 412 Howard Street on the west side of Green Bay, was constructed in 1980 as a brick contemporary style drive thru facility with eight lanes for car traffic. Originally located along north Broadway, the building serves as an example of the changing mode of banking during the period and was designed by architects Surplise Associates.¹⁶¹ For more information on Surplise Associates, refer to Chapter 9 Architecture. The West Bank and Trust Drive Thru was included in the survey but is not eligible for listing in the National Register of Historic Places.

Historic Resources Associated with Commerce Included in the Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
518 Bond Street	LeVasseur Grocery	1910	Comm. Vernacular	Surveyed
211 N. Broadway	Old Fort Square	1981	Postmodern	Surveyed
331 N. Broadway	Jacob Wouters Building	1907	Comm. Vernacular	Surveyed
341 N. Broadway	Al's Barber Shop	1932	20th Century Comm.	Surveyed
401 N. Broadway	Hoffman House Hotel	1875	Italianate	Surveyed
409 N. Broadway	Northwestern Hotel	1874	Italianate	Surveyed
930 N. Broadway	Water Tower	1937	N/A	Surveyed

119-123 S. Broadway	Leicht Transfer and Storage Co.	1924	Comm. Vernacular	Surveyed
127 S. Broadway	Sunshine Laundry	1922	Comm. Vernacular	Surveyed
226 S. Broadway	John Widi Co. Tile	1929	Comm. Vernacular	Surveyed
305 S. Broadway	Le Sage's Nu-Way Cleaners	1952	Contemporary	Surveyed
402 S. Broadway	Janquart Filling Station	1931	Art Deco	Surveyed
526 S. Broadway	Gagnon Clay Products Co.	1936	Art Deco	Surveyed
709 S. Broadway	Commercial Building	c.1890	Comm. Vernacular	Surveyed
711 S. Broadway	Mars Barbershop	1908	Comm. Vernacular	Surveyed
715 S. Broadway	M. Bruemmer Building	1908	Comm. Vernacular	Surveyed
719 S. Broadway	South Side Hardware Co.	1927	Contemporary	Surveyed
813 S. Broadway	Merckx Gay Spot Tavern	1956	Contemporary	Surveyed
816 S. Broadway	Tidy Laundry and Cleaners	1961	Contemporary	Surveyed
1223 S. Broadway	Deans T.V. and Radio Service	1959	Contemporary	Surveyed
1342 S. Broadway	Sneezer's Snack Shop	1948	Astylistic Util.	Surveyed
1449 S. Broadway	Farmers Implement Co. Office	1946	Comm. Vernacular	Surveyed
117 S. Chestnut Ave.	Walker's Cleaners and Tailors	1937	Comm. Vernacular	Surveyed
118 S. Chestnut Ave.	Northwest Engineering Credit Union	1960	Contemporary	Surveyed
505 Clinton Street	Green Bay Credit Union	1976	Contemporary	Surveyed
412 Howard Street	West Bank and Trust Drive Thru	1980	Contemporary	Surveyed
401 Ninth Street	Stapleford Grocery	1913	Comm. Vernacular	Surveyed
1344 Thrush Street	Waste Management of GB Pump	1957	Art Deco	Surveyed
1006 Velp Avenue	Clark Gas Station	1953	Contemporary	Surveyed
1016 Velp Avenue	Colonial Village Laundromat	1960	Contemporary	Surveyed
1316 Velp Avenue	Packer's Distributing Co.	1955	Contemporary	Surveyed
1322 Velp Avenue	Green Bay View Dairy Grill	1952	Contemporary	Surveyed
1330 Velp Avenue	A. P. Hansen House	1933	Contemporary	Surveyed
1562 Velp Avenue	Florida Fruit Market	1938	Contemporary	Surveyed
201 W. Walnut Street	Overland Car Building	1916	Comm. Vernacular	Surveyed
310 W. Walnut Street	West Bank and Trust	1969	Contemporary	Surveyed

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Planning & Landscape Architecture

Patterns of Community Development

Annexation

Green Bay has grown through its history in a series of dramatic annexations of surrounding villages and towns in Brown County. Both Astor and Navarino were platted in 1836 at the same time on the east side of the Fox River. The two rival communities joined as the single Borough of Green Bay in 1838. The Village of Fort Howard, on the opposite side of the river, was platted in 1850 adjacent to the large tracts of U.S. military land around the fort itself. This military reserve was eventually sold off and annexed by Fort Howard in 1863. Green Bay annexed the City of Fort Howard in a friendly merger in 1895 that led to a single municipal government on both sides of the Fox River. The newly formed City of Green Bay continued to grow in the twentieth century in spurts of smaller annexations to the east and west. This pattern accelerated in the post-war years as Green Bay annexed the adjacent Village of Preble to the east in 1964, increasing its size by 50% in a single acquisition. While some neighboring communities, such as Allouez, Ashwaubenon, and De Pere, successfully resisted the growing city, most outlying areas, including those in the Oneida Reservation to the west, were successfully incorporated during the 1960s and 1970s. This trend has continued to the present day.¹⁶² The following is a list of significant annexations in the history of Green Bay in chronological order:

<i>Historic Name</i>	<i>Date</i>	<i>Location</i>
Combined Borough of Green Bay	1838	East of the Fox River
Borough of Fort Howard	1850	West of the Fox River
City of Green Bay Expansion	1854	North of the East River, east side
City of Green Bay Expansion	1854	West of East River, east side
City of Fort Howard Expansion	1873	West side
Harvey Street area	1876	East side
Fort Howard Annexation	1895	West side
Bay Beach Wildlife Sanctuary	1929	East side
Smith Street area	1930	East side
Elizabeth Street area	1930	East side
Green Bay-Incinerator area	1934	Bayshore east side
Eastman Avenue area	1938	North of the East River, east side
Irwin Street area	1939	East side
Cass Street area	1941	East side
Boilerworks area	1949	Southwest side
Bay Beach area	1950	North of the East River, east side
Green Bay-Sanitary Landfill	1957	Far west side

Hobart area	1959	Far west side
Preble consolidation	1964	East side
Scott area	1965	Far northeast side
Stadium area	1969	Southwest side
Fort Howard industrial area	1969	Southwest side
Bellevue area	1970	East side
Scott area	1970	Far northeast side
Scott area	1972	Far northeast side
Hobart area	1979	Far west side
Scott area	1993	Far northeast side
Madigan area	2003	Far east side

Plats, Subdivisions & Additions

Numerous additions and subdivisions have been platted within the City of Green Bay throughout its history, especially so after the end of World War II. There are hundreds of smaller ones that are not included in the discussion here, including various railroad rights-of-way that crisscross the city. The significant plats and additions illustrate the pattern and periods of growth in Green Bay.¹⁶³ The following is a list, in chronological order, of some of the most prominent plats in the city:

<i>Historic Name</i>	<i>Date</i>	<i>Location</i>
U. S. Military Reserve (Fort Howard)	1816	West side along the Fox River
Astor Plat	1836	East side along the Fox River
Navarino Plat	1836	East side along the Fox River
Fort Howard Plat	1850	West side along the Fox River
Preble Plat	1859	East side
Tank's Addition	1864	West side (Fort Howard)
Elmore's Addition	1868	West side (Fort Howard)
Fisk's Addition	1873	West side (Fort Howard)
Newberry's Addition	1877	East side
Arndt's Addition	1890	West side (Fort Howard)
Cryan's Plat – Bay Beach	1900	East side along the lakeshore
Straubel's Addition	1922	East side
Norwood Addition	1923	West side
East Shore Drive Addition	1928	East side
Northwest Railway Addition	1936	West side
Marquette Park Addition	1938	West side
Schmitt Plat	1948	West side
Mather Heights Addition	1949	West side
Bayport Industrial Center	1955	West side along the lakeshore
Oak Grove Addition	1955	East side
Starlite Addition	1955	East side
Eastman's Addition	1955	East side
UW-Green Bay Addition	1965	Far east side
Plaza Heights Addition	1966	West side
Packerland Addition	1968	West side
University Heights Addition	1970	Far east side
Imperial Pride Addition	1972	East side
Baird Creek Addition	1972	Far east side

Notable People

Introduction

This list of “notable people” includes people who have helped to shape the City of Green Bay and who resided within the boundaries of this first phase of the survey. These people range from entrepreneurs, industrialists, politicians, entertainers, craftsmen, and professionals. Most of these people can be associated with a historic event or building. A list of historic resources associated with these persons is listed at the end of the chapter. This chapter is not intended to include a comprehensive list of individuals who helped to shape the city; rather, it provides a list of individuals known at this time to be associated with properties included in this phase of the survey. It is intended to be a work in progress that can lead to future research and can be updated over time as new information is collected and more research may unearth additional notable people and the resources associated with them. If there were no known extant historic resources associated with an individual, or if such resources are located within Green Bay but outside the boundaries of this phase of the survey, those persons may not be mentioned in this report as the primary objective of an intensive survey is to identify extant structures with both architectural integrity and historical significance that are potentially eligible for listing in the National Register of Historic Places.

Andrew Elmore

Andrew Elmore came to Wisconsin from New York state in 1839 and settled in Waukesha County. A successful businessman, he served in the territorial legislature and on the committee for the articles of the proposed Wisconsin state constitution in 1846. He later served a single term in the Wisconsin state assembly from 1858 to 1860. In 1863, Elmore moved to Fort Howard and acquired a large tract of land north of present Dousman Street adjacent to the river from the U.S. military reserve. Elmore constructed a large non-extant Italianate mansion north of Dousman Street in 1863. In partnership with John Dousman, the two developed docks, warehouses, streets, and elevators, effectively creating the infrastructure for the northern half of the Village of Fort Howard. Later known as Elmore and



Andrew Elmore, c.1890

Kelly, the partnership continued until 1878, when its facilities were sold to the Chicago and Northwestern Railroad, and he retired. Many of the streets of the neighborhood were named by Elmore for business associates and family members including Dousman, Elmore, Phoebe, James, Harrison, and Augusta. His son, James Elmore, served as the mayor of Green Bay, Fort Howard, and then the combined City of Green Bay following their consolidation in 1895. Andrew Elmore died in 1906.¹⁶⁴ There are no resources included in the survey associated with Andrew Elmore.

Theodore Kemnitz

Theodore Kemnitz was born in Droebeschau, Bavaria in 1834 and immigrated to Green Bay with his family in 1852. After working as a logger in camps near Oconto, he worked with Anton Burkhard, a Fort Howard contractor, for four years. Kemnitz married Catherine Simmons in 1857 in the first Lutheran wedding held in Fort Howard. Afterward, he established a planing mill with partners John Voight and Christian Schwartz, and the company constructed the old non-extant Brown County Courthouse. He left the partnership in 1878 and operated a non-extant general store. In 1881, the Kemnitz family constructed a house on the west side of Green Bay. The Theodore and Catherine Kemnitz House, located at 106 N. Ashland, is significant under Criterion C: Architecture as an excellent example of an Italianate style house. The period of significance for the property would be limited to its date of construction in 1881. In 1882, he established the Kemnitz Furniture Company, which lasted until 1900, when he retired. Kemnitz also served as an alderman for both the City of Fort Howard and later the City of Green Bay. He died in 1906.¹⁶⁵

William Larsen

William Larsen was born in Buffalo, New York in 1850 and moved to Green Bay with his family in 1857. He worked briefly as a schoolteacher in Door County and then as a clerk in a general store in Fort Howard. While working in the store, he became familiar with fruits, vegetables, and food distribution. In 1870, he married Sarah Krouse and in 1875 opened his retail grocery store along Broadway in Fort Howard. Leaving the store in 1882, he began a farm produce wholesale business that eventually became the Larsen Canning Company in 1890 following an interest in the newly popular canning process. For more information on the Larsen Canning Company, refer to Chapter 7 Industry. During this time, he bought large amounts of land west of the city for his new canning business, specializing in vegetable production. Larsen served as an alderman, and then mayor of Fort Howard before its merger with Green Bay in 1895. He also was the president of the Green Bay Water Company. The Larsen Canning Company pioneered mechanical industrial canning processes



William Larsen, c.1885

and became one of the largest businesses in the city. William Larsen retired in 1918 and died in 1922.¹⁶⁶

Fern Stapleford

Fern Stapleford was born in 1913, the same year her family opened a neighborhood grocery store on the west side of Green Bay and lived on the second floor. For more information on the Stapleford Grocery, refer to Chapter 12 Commerce. After graduating from Green Bay West High School in 1931, she captained the Gordon Bent “Cagers” women’s basketball team and competed in other sports and athletics. She remained with the team until 1938 when it was renamed the Green Bay Independents. In 1939, she enrolled in an automobile mechanics course at the Green Bay Vocational School as the first woman to do so. The experience led her to an interest in airplanes, and the same year Fern became Green Bay’s first solo female airplane pilot. She proceeded to win a series of bowling tournaments during the 1940s and managed the family grocery from the 1960s on, then known as the Stapleford’s Superette until 1974. The Stapleford Grocery building, located at 401 Ninth Street and constructed in 1913, was included in the survey but is not eligible for listing in the National Register of Historic Places at this time. Fern Stapleford died in 2005.¹⁶⁷



“Even Girl Pilots Start Planes,” Fern Stapleford, February 2, 1940.

Frederick Straubel

Frederick L. G. Straubel was born in Green Bay in 1861. After working as a clerk at the Delaport Hardware Company and the Alonzo Kimball Hardware Company, he filed a patent for an automatic filing system in 1901. By 1903, along with his brother Otto, they were producing their first marketable products as the Automatic File and Index Company. The Otto C. Straubel House, located at 110 N. Ashland and moved to its site in 1920, was included in the survey but is not eligible for listing in the National Register of Historic Places. The company continued to make improvements to filing equipment, maintaining thirty-two patents for wood and steel high-end



Frederick L. G. Straubel and his wife playing cards, c. 1910

equipment. At its peak in 1928, the company employed 100 workers. The same year, the Straubel family sold the company to L. E. Houston of Chicago. For more information on the Automatic File and Index Company, refer to Chapter 7 Industry. The Automatic File and Index Company is significant under Criterion A: History in Industry for its role in the Green Bay manufactured goods industry. The period of significance for the property would extend from 1920 to 1928. Straubel then licensed patents to the General Fireproofing Company of Youngstown, Ohio in 1932, the largest manufacturer of office supplies at the time, and helped produced the Superflieger line, the direct descendant of modern filing cabinets. Frederick Straubel retired in 1933 and died in 1938.¹⁶⁸

List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
106 N. Ashland Avenue	Theodore Kemnitz House	1881	Italianate	Eligible
110 N. Ashland Avenue	Otto C. Straubel House	1920	Colonial Revival	Surveyed
316 N. Broadway	Larsen Canning Co. Complex	1908	Industrial Loft	Surveyed
401 Ninth Street	Stapleford Grocery	1913	Comm. Vernacular	Surveyed
1402 State Street	Automatic File and Index Company	1920	Industrial Loft	Eligible

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Survey Results

Introduction

The survey conducted on the historical aspects of the City of Green shows a genuine abundance of valuable historic properties within the survey boundaries, which comprises approximately 3,600 acres of the city's total 35,686 acres. Several of the resources surveyed were identified as potentially eligible for the National Register of Historic Places. The examples found in the survey area suggest a community rich with history and respect for the history of the resources that are available to them. However, an intensive survey is a snapshot in time capturing the readily available information of the moment, and further information can and will come to light.

The principal investigators surveyed approximately 338 resources of architectural or historical interest. Of these, 13 are individually eligible for listing in the National Register of Historic Places for architectural and/or historical significance. (See Chapter 2, Survey Methodology, for an in-depth list of National Register criteria). The first of several phases of the Green Bay Intensive Survey identified 473 previously surveyed properties that no longer possess architectural integrity due to modifications, and were updated, but excluded from the survey.

This chapter contains the following results of the survey: a list of individual properties identified as potentially eligible for listing in the National Register of Historic Places, a list of all resources included in the survey, and maps of the survey area where historic resources were identified. No potential historic districts were identified in the survey.

In addition to the contents of this chapter, several other types of information were gathered and organized through the course of the survey. From this information, the following documents were created: updated entries to the Wisconsin Historical Society's online Architecture and History Inventory (AHI), photos of every surveyed building, and this report. This architectural and historical intensive survey report and the associated work elements mentioned above are kept at the State Historic Preservation Office of the Wisconsin Historical Society in Madison. A copy of the report is kept at the Green Bay City Hall and the Brown County Central Library.

Resources Currently Individually Listed in the National Register of Historic Places

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>
202 Dousman Street	Chicago and Northwestern Railway Passenger Depot	1898
123 N. Oakland Avenue	Joel S. Fisk House	1865

Resources within Historic Districts Currently Listed in the National Register of Historic Places

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>District</i>	<i>Class</i>
231 N. Broadway	Fort Howard Hotel	1925	Broadway-Dousman	C
309 N. Broadway	Farrah Brothers Confectioners	1922	Broadway-Dousman	C
311 N. Broadway	King's X Restaurant	1970	Broadway-Dousman	NC
308 N. Chestnut Avenue	Van's Sheet Metal	1940	Broadway-Dousman	C
311 Dousman Street	The Swift Company	1920	Broadway-Dousman	C
315 Dousman Street	Felix DuChateau Tavern	1910	Broadway-Dousman	C
400 Dousman Street	Shaugnessy Drug Store	1939	Broadway-Dousman	C
401 Dousman Street	Platten Building	1913	Broadway-Dousman	C
402 Dousman Street	Platten Flour and Feed Store	1906	Broadway-Dousman	C
406 Dousman Street	Albert Platten Wholesale Produce	1873	Broadway-Dousman	C
413 Dousman Street	Platten Brothers Meat Market	1894	Broadway-Dousman	C
414 Dousman Street	Colson Groceries	1929	Broadway-Dousman	C
416 Dousman Street	DeCleene Building	1940	Broadway-Dousman	NC
419 Dousman Street	Henry Platten Grocery Store	1913	Broadway-Dousman	C
420 Dousman Street	Stam Super Service Station	1938	Broadway-Dousman	NC
107 N. Broadway	J. L. Jorgensen Building	1879	Broadway-Walnut	C
121 N. Broadway	Green Bay Review Printing	1902	Broadway-Walnut	C
125 N. Broadway	Warren Ringsdorf Dentist	1894	Broadway-Walnut	C
127 N. Broadway	Beemster Electric Company	1926	Broadway-Walnut	C
128 N. Broadway	International Harvester Co.	1905	Broadway-Walnut	C
131 N. Broadway	Art Mosaic Tile Company	1923	Broadway-Walnut	C
133 N. Broadway	Beemster Electric Company	1939	Broadway-Walnut	C
137 N. Broadway	Jones Motor Company	1945	Broadway-Walnut	NC
142 N. Broadway	International Harvester Co.	1936	Broadway-Walnut	C
143 N. Broadway	Jones Motor Company	1931	Broadway-Walnut	C
147 N. Broadway	Anton Brehme Plumbing	1897	Broadway-Walnut	C
149 N. Broadway	West Side Garage	1914	Broadway-Walnut	NC
159 N. Broadway	Green Bay Ice Cream and Dairy Garage	1916	Broadway-Walnut	C
164 N. Broadway	Alois L. Thomas Wholesale Cheese	1911	Broadway-Walnut	C
100 S. Broadway	Albert Gray Building	1899	Broadway-Walnut	C
110 S. Broadway	George Beyer Plumbing	1922	Broadway-Walnut	C
112 S. Broadway	Paul Jules Saloon and Restaurant	1883	Broadway-Walnut	C
419 Hubbard Street	Early Tire and Battery	1929	Broadway-Walnut	NC
405 W. Walnut Street	West Theater	1924	Broadway-Walnut	C
303 N. Ashland Avenue	John Brogan House	1911	Oakland-Dousman	C
616 Dousman Street	Austin Larsen House	1909	Oakland-Dousman	C
712 Dousman Street	M. McGuire House	1903	Oakland-Dousman	C
716 Dousman Street	M. McGuire House	1912	Oakland-Dousman	C
718 Dousman Street	House	1912	Oakland-Dousman	C
805 Dousman Street	House	1899	Oakland-Dousman	C
126 N. Oakland Avenue	A. J. Selmer House	1921	Oakland-Dousman	C
130 N. Oakland Avenue	H. J. Selmer House	1909	Oakland-Dousman	C
137 N. Oakland Avenue	Harry Fisk House	1912	Oakland-Dousman	C
140 N. Oakland Avenue	H. J. Selmer House	1919	Oakland-Dousman	C
149 N. Oakland Avenue	Frank T. Blesch House	1905	Oakland-Dousman	C
157 N. Oakland Avenue	Clyde Nead House	1950	Oakland-Dousman	NC

161 N. Oakland Avenue	Antoinette Blesch House	1888	Oakland-Dousman	C
203 N. Oakland Avenue	Nathan Harden House	1888	Oakland-Dousman	C
800 W. Oregon Street	Henry C. and Emma Erbe House	1926	Oakland-Dousman	NC
803 W. Oregon Street	D. J. Gallagher House	1909	Oakland-Dousman	NC
816 Shawano Avenue	Harry Mock House	1930	Oakland-Dousman	C
820 Shawano Avenue	F. D. Rafeld House	1926	Oakland-Dousman	C
830 Shawano Avenue	George Fisk House	1915	Oakland-Dousman	C
834 Shawano Avenue	George Fisk House	1890	Oakland-Dousman	C
840 Shawano Avenue	Harry Fisk House	1890	Oakland-Dousman	C

Individual Resources Eligible for Listing in the National Register of Historic Places

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>
106 N. Ashland Avenue	Theodore Kemnitz House	1881
200 S. Broadway	Green Bay Vocational School	1930
1095 S. Broadway	Fort Howard Lumber Company Warehouse	1890
520 Dousman Street	Fort Howard Public School	1930
529 Fourth Street	Scandinavian Moravian Church	1867
James Street at Fox River	Green Bay & Western Railroad Swing Bridge	1895
211 N. Maple Avenue	St. Patrick's Rectory	1921
412 N. Maple Avenue	Fort Howard Surgeon's Quarters	1831
100 Ninth Street	S. T. Crapo	1927
810 Phoebe Street	Jefferson Public School	1929
621 School Place	Frank A. Hoefs House	1905
1402 State Street	Automatic File and Index Company	1920
1200 Velp Avenue	Willow Grass Rug Company	1912

Resources Included in this Phase of the Survey¹⁶⁹

<i>AHI #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style</i>
29519	Chester S. McDonald House	700 Alma Street	1915	A. Foursquare
29529	J. L. Leideka House	124 Antoinette Street	1931	Spanish Colonial
29530	Howard and Arleen Althaus House	126 Antoinette Street	1938	Minimal Traditional
5606	Theodore Kemnitz House	106 N. Ashland Avenue	1881	Italianate
29535	Otto C. Straubel House	110 N. Ashland Avenue	1920	Colonial Revival
29537	Frank M. Tracey House	127 N. Ashland Avenue	1915	Bungalow
29539	John J. Ryan House	132 N. Ashland Avenue	1900	Front Gabled
29540	Leonard G. Schultz House	135 N. Ashland Avenue	1930	Dutch Colonial Rev.
243250	Reynolds Apartments	145 N. Ashland Avenue	1940	Mediterranean Rev.
29542	Carrie Goddell House	146 N. Ashland Avenue	1910	Craftsman
29543	Lucille and Margaret Atkinson Apts.	151 N. Ashland Avenue	1937	Mediterranean Rev.
29544	C. B. Kempley House	157 N. Ashland Avenue	1923	Bungalow
29564	E. M. Zick House	219 N. Ashland Avenue	1919	A. Foursquare
29567	Hans and Mabel Christenson House	224 N. Ashland Avenue	1930	Tudor Revival
29568	Kate Kane House	225 N. Ashland Avenue	1912	A. Foursquare
29569	Harold and Helen Lytie House	228 N. Ashland Avenue	1930	Colonial Revival
29570	Louis Greiser House	231 N. Ashland Avenue	1910	Dutch Colonial Rev.
29571	Hans and Mabel Christenson House	232 N. Ashland Avenue	1930	Tudor Revival
5604	Arlin DeCleene House	313 N. Ashland Avenue	1937	Tudor Revival

29579	Anton Dietsler House	315 N. Ashland Avenue	1922	Bungalow
243251	Gerold Conrad House	342 N. Ashland Avenue	1938	A. Foursquare
29583	Otto E. Frankow House	406 N. Ashland Avenue	1938	Colonial Revival
29585	James Hogan House	407 N. Ashland Avenue	1899	Front Gabled
243253	Edward A. Powers House	409 N. Ashland Avenue	1898	A. Foursquare
29587	Samuel Preston House	417 N. Ashland Avenue	1885	Front Gabled
29591	Louis A. DeMille House	506 N. Ashland Avenue	1898	Front Gabled
29603	Henry Maloney House	611 N. Ashland Avenue	1896	A. Foursquare
29604	Edmund Fitzgerald House	615 N. Ashland Avenue	1919	A. Foursquare
29606	William S. Taylor House	619 N. Ashland Avenue	1929	Bungalow
29610	William Kearby House	711 N. Ashland Avenue	1911	A. Foursquare
29612	A. J. Schultz House	715 N. Ashland Avenue	1913	A. Foursquare
29615	Nathan Fisher House	719 N. Ashland Avenue	1920	Dutch Colonial Rev.
29617	Eugene Engelbert House	801 N. Ashland Avenue	1913	A. Foursquare
29618	William A. Lueck House	815 N. Ashland Avenue	1898	A. Foursquare
240039	Green Bay Plastics	1028 N. Ashland Avenue	1966	Astylistic Utilitarian
243254	Hartland A. Sharpe House	105 S. Ashland Avenue	1920	Colonial Revival
29635	Patrick E. McMonagle House	121 S. Ashland Avenue	1915	Dutch Colonial Rev.
29648	Harry E. Larson House	217 S. Ashland Avenue	1878	Front Gabled
243255	Gilbert G. and Ada Lier House	219 S. Ashland Avenue	1916	A. Foursquare
29651	William Sorenson House	235 S. Ashland Avenue	1913	Bungalow
29655	Louis J. Hujet House	415 S. Ashland Avenue	1914	Front Gabled
29663	H. J. Scheffe House	529 S. Ashland Avenue	1914	Bungalow
29672	Jules Borschart House	850 Augusta Street	1908	Front Gabled
29743	Harold and Della Londo House	821 Blesch Place	1940	Dutch Colonial Rev.
29748	Agnes Gruselle House	829 Blesch Place	1940	Colonial Revival
29765	LeVasseur Grocery	518 Bond Street	1910	Comm. Vernacular
29769	Louis Nielson House	704 Bond Street	1919	Bungalow
29771	James Amunson House	708 Bond Street	1889	Front Gabled
243256	Daniel L. Rees House	722 Bond Street	1915	A. Foursquare
29775	E. J. and Eliza Balza House	731 Bond Street	1923	Colonial Revival
243257	Joseph A. O'Leksey House	815 Bond Street	1925	Minimal Traditional
29778	Hortense LaComb House	822 Bond Street	1918	A. Foursquare
29886	Old Fort Square	211 N. Broadway	1981	Post Modern
1963	Larsen Canning Co. Complex	316 N. Broadway	1908	Industrial Loft
29891	M. Hanrahan Building	319 N. Broadway	1906	Comm. Vernacular
29898	Jacob Wouters Building	331 N. Broadway	1907	Comm. Vernacular
29902	Al's Barber Shop	341 N. Broadway	1932	20th Century Comm.
29805	Hoffman House Hotel	401 N. Broadway	1875	Italianate
29807	Northwestern Hotel	409 N. Broadway	1874	Italianate
29808	Midwest Cold Storage Company	414 N. Broadway	1923	Industrial Loft
240044	Northern Cold Storage Company	520 N. Broadway	1928	Industrial Loft
29825	Victor and Clementine Mathys House	605 N. Broadway	1927	Bungalow
1956	Jennie Smith House	715 N. Broadway	1893	Queen Anne
29829	Lizzie Phelps House	803 N. Broadway	1893	Queen Anne
1958	Anton Vojcihoski House	806 N. Broadway	1916	Bungalow
29833	John Murphy House	807 N. Broadway	1916	A. Foursquare
29834	Philip B. Sullivan House	810 N. Broadway	1908	Bungalow
1959	Fred Miller House	818 N. Broadway	1921	Bungalow
29836	Joseph Menne House	900 N. Broadway	1925	Bungalow
243258	Water Tower	930 N. Broadway	1937	N/A
240100	Miller and Rasmussen Ice Company	1100 N. Broadway	1929	Astylistic Utilitarian
29845	Leicht Transfer & Storage Co.	119 S. Broadway	1924	Comm. Vernacular
240040	Sunshine Laundry	127 S. Broadway	1922	Comm. Vernacular

1965	Hochgreve Brewing Co.	128 S. Broadway	1905	Comm. Vernacular
1967	Green Bay Vocational School	200 S. Broadway	1930	Collegiate Gothic
243259	John Widi Co. Tile	226 S. Broadway	1929	Comm. Vernacular
1969	Joseph H. Taylor House	300 S. Broadway	1885	Queen Anne
243260	Le Sage's Nu-Way Cleaners	305 S. Broadway	1952	Contemporary
1970	Jorgen Hansen House	315 S. Broadway	1889	Queen Anne
240041	Schefe Truck and Auto Body Co.	339 S. Broadway	1927	Industrial Loft
29848	Janquart Filling Station	402 S. Broadway	1931	Art Deco
243261	Gagnon Clay Products Co.	526 S. Broadway	1936	Art Deco
1964	Commercial Building	709 S. Broadway	c.1890	Comm. Vernacular
29850	Mars Barbershop	711 S. Broadway	1908	Comm. Vernacular
29851	M. Bruemmer Building	715 S. Broadway	1908	Comm. Vernacular
243262	South Side Hardware Co.	719 S. Broadway	1927	Contemporary
243263	Merckx Gay Spot Tavern	813 S. Broadway	1956	Contemporary
243264	Tidy Laundry and Cleaners	816 S. Broadway	1961	Contemporary
240038	Fort Howard Lumber Company	1095 S. Broadway	1890	Astylistic Utilitarian
29854	John A. Anderson House	1104 S. Broadway	1927	Bungalow
243265	William Umbenhau House	1117 S. Broadway	1900	Front Gabled
243266	William A. DuFrense House	1120 S. Broadway	1907	A. Foursquare
243267	Badger Showcase Co. Garage	1130 S. Broadway	1964	20th Century Comm.
243268	George F. Vanderleest House	1132 S. Broadway	1918	Front Gabled
29907	Allie Lewis House	1143 S. Broadway	1911	A. Foursquare
29909	Vanderleest, H. House	1209 S. Broadway	1905	Front Gabled
29915	Anne Agamaite House	1212 S. Broadway	1924	Craftsman
29916	William Rocheleau House	1215 S. Broadway	1920	Bungalow
29917	Eldor Radlick House	1220 S. Broadway	1920	Bungalow
243245	Deans T.V. and Radio Service	1223 S. Broadway	1959	Contemporary
29919	Joseph F. Shawha House	1235 S. Broadway	1915	Bungalow
29920	Harvey R. Nelson House	1237 S. Broadway	1903	A. Foursquare
29929	Riverside Steel and Machine Company	1337 S. Broadway	1923	Quonset
243246	Sneezer's Snack Shop	1342 S. Broadway	1948	Astylistic Utilitarian
243247	Sargent-Gerke Co. Paint	1419 S. Broadway	1949	20th Century Comm.
29930	Farmers Implement Co. Office	1449 S. Broadway	1946	Comm. Vernacular
243248	Farmers Implement Co. Repair Garage	1455 S. Broadway	1946	Comm. Vernacular
240042	Paper Novelty Company	1522 S. Broadway	1920	Comm. Vernacular
29932	Wisconsin Fabricating Company	1814 S. Broadway	1940	Mediterranean Rev.
240043	Fort Howard Paper Company	1919 S. Broadway	1919	Astylistic Utilitarian
139978	Green Bay U.S. Army Reserve Center	1225 N. Buchanan Street	1959	Astylistic Utilitarian
243249	Northwest Co-op Mills Fertilizer	1465 Bylsby Avenue	1948	Astylistic Utilitarian
1994	Warren Ringsdorf Apartments	114 N. Chestnut Avenue	1899	Italianate
30091	First Baptist Church	122 N. Chestnut Avenue	1874	Neogothic Revival
30105	Fred C. Schultz House	420 N. Chestnut Avenue	1880	Bungalow
30107	Ruloff Scholten House	424 N. Chestnut Avenue	1884	Front Gabled
2000	Timothy Hogan House	425 N. Chestnut Avenue	1910	Dutch Colonial Rev.
30110	James and Anna Felix House	517 N. Chestnut Avenue	1925	Bungalow
30111	Watson Lison House	518 N. Chestnut Avenue	1902	Queen Anne
30116	Pat Hogan House	701 N. Chestnut Avenue	1928	Craftsman
243269	Guy H. Matthews House	708 N. Chestnut Avenue	1912	Bungalow
30121	Joseph F. Murphy House	723 N. Chestnut Avenue	1900	A. Foursquare
1990	William Murphy House	805 N. Chestnut Avenue	1906	Craftsman
30123	Mary Cleary House	806 N. Chestnut Avenue	1916	A. Foursquare
30125	William Fitchett House	817 N. Chestnut Avenue	1906	Front Gabled
30127	Mattias Mayer House	823 N. Chestnut Avenue	1909	A. Foursquare
30128	Frank J. Hanaway House	824 N. Chestnut Avenue	1919	A. Foursquare

1991	L. L. Nelson House	827 N. Chestnut Avenue	1910	A. Foursquare
5612	Olga Hansen House	831 N. Chestnut Avenue	1917	Craftsman
2004	John Miller House	904 N. Chestnut Avenue	1915	Queen Anne
212401	Walker's Cleaners and Tailors	117 S. Chestnut Avenue	1937	Comm. Vernacular
243270	Northwest Engineering Credit Union	118 S. Chestnut Avenue	1960	Contemporary
30135	Felix Hannon House	224 S. Chestnut Avenue	1891	Queen Anne
243271	Salvation Army Headquarters	235 S. Chestnut Avenue	1950	Contemporary
30139	Peter E. Paulson House	308 S. Chestnut Avenue	1900	Front Gabled
30140	Nils Hansen House	312 S. Chestnut Avenue	1884	Front Gabled
243272	Trinity Lutheran Auditorium & School	325 S. Chestnut Avenue	1957	Contemporary
243273	Trinity Evangelical Lutheran Church	335 S. Chestnut Avenue	1916	Gothic Revival
30146	M. Clementson House	836 S. Chestnut Avenue	1902	Front Gabled
1992	Erich Sorenson House	1323 S. Chestnut Avenue	1881	Cross Gabled
30156	Charles Check House	1326 S. Chestnut Avenue	1923	Bungalow
243274	Green Bay Credit Union	505 Clinton Street	1976	Contemporary
30362	George M. Perry House	525 Clinton Street	1898	Front Gabled
30594	C. & N. W. Railroad Freight Office	300 Dousman Street	1908	Comm. Vernacular
243275	Bicentennial Cabin	520 Dousman Street	1976	Rustic
2028	Fort Howard Public School	520 Dousman Street	1930	Collegiate Gothic
30604	Ethel and W. A. Sweet House	615 Dousman Street	1931	Prairie School
30605	E. J. and Eliza Balza House	617 Dousman Street	1931	Bungalow
2032	A. W. Burton House	811 Dousman Street	1904	A. Foursquare
30615	Camille Delmarcelle House	838 Dousman Street	1903	Front Gabled
30617	Ervin L. Rohloff House	842 Dousman Street	1908	Front Gabled
30706	Arthur R. Tingley House	420 Elmore Street	c.1930	Art Moderne
30708	Herbert Ransom House	516 Elmore Street	c.1920	A. Foursquare
30711	George T. Farley House	715 Elmore Street	c.1925	Dutch Colonial Rev.
30714	Anton Maus House	734 Elmore Street	c.1880	Greek Revival
243276	Louise VanGarden House	806 Elmore Street	1928	Minimal Traditional
29170	Leo E. Garrity House	422 Fifth Street	1903	Front Gabled
29175	Andrew Wishart House	426 Fifth Street	c.1900	Front Gabled
29162	August Fraipont House	500 Fourth Street	c.1890	Second Empire
29167	Peter Jorgenson House	528 Fourth Street	1911	Dutch Colonial Rev.
2115	Scandinavian Moravian Church	529 Fourth Street	1867	Gothic Revival
30966	Kathryn Thompson House	153 Francis Avenue	1934	Colonial Revival
30967	Clara Monroe House	155 Francis Avenue	1920	Craftsman
30968	Genevieve Zimmerman House	156 Francis Avenue	1942	Colonial Revival
30985	House	916 Gallagher Avenue	1875	Front Gabled
30991	William Steuer House	708 Garden Street	1923	Dutch Colonial Rev.
30993	Charles Wauters House	728 Garden Street	1895	Front Gabled
30996	Everett F. Erwood House	729 Garden Street	c.1920	Bungalow
31036	Henrietta McGuire House	303 N. Greenwood Avenue	1887	Front Gabled
31038	Raymond C. Breth House	312 N. Greenwood Avenue	1902	Front Gabled
31039	Raymond Johanning House	314 N. Greenwood Avenue	1928	Colonial Revival
31040	Alphonse Duchateau House	315 N. Greenwood Avenue	1923	Bungalow
31135	Urban L. Janssen House	912 Harrison Street	c.1920	Bungalow
243277	West Bank and Trust Drive Thru	412 Howard Street	1980	Contemporary
31220	John J. Heidgen House	600 Howard Street	1900	Bungalow
31296	DeCoster Apartments	513 Hubbard Street	c.1920	Colonial Revival
31297	Fred Bowser House	516 Hubbard Street	1918	Colonial Revival
31299	Clarence A. Sinkler House	611 Hubbard Street	1900	Dutch Colonial Rev.
31302	Frank Hubbard House	711 Hubbard Street	1911	Bungalow
31303	Peter Platten House	714 Hubbard Street	1923	Bungalow
31305	Byron L. Walter House	810 Hubbard Street	1919	Bungalow

31307	Michael and Katherine O'Neil House	815 Hubbard Street	1931	Dutch Colonial Rev.
31310	E. J. Jones House	826 Hubbard Street	1909	Dutch Colonial Rev.
31311	Russel and Eunice Vincent House	827 Hubbard Street	1938	Tudor Revival
31314	E. L. Olmsted House	830 Hubbard Street	1909	Dutch Colonial Rev.
31315	Clarence Hartley House	834 Hubbard Street	1912	Dutch Colonial Rev.
31317	A. D. Jobush House	838 Hubbard Street	1914	A. Foursquare
240052	Western Lime and Cement Company	137 James Street	1923	Astylistic Utilitarian
243278	Decoster Construction Shed	215 James Street	c.1970	Contemporary
31480	Phebe D. Elmore House	306 James Street	1910	A. Foursquare
2066	Martha Mickelson House	511 James Street	1911	Dutch Colonial Rev.
31482	William H. Delaney House	515 James Street	c.1915	Bungalow
31483	Fred B. Wilson House	517 James Street	c.1920	Dutch Colonial Rev.
31484	Joseph A. Lurquin House	707 James Street	c.1910	A. Foursquare
2067	William Reno House	709 James Street	1914	Bungalow
31487	Adrian Gallagher House	723 James Street	c.1915	Bungalow
2068	John A. McDonald House	801 James Street	c.1890	Queen Anne
31494	Hosanna J. Arcand House	822 James Street	c.1930	Bungalow
31502	Albert F. Paschen House	856 James Street	1929	Bungalow
48340	G.B. & W. Railroad Swing Bridge	James Street at Fox River	1895	N/A
31537	Timothy Sterling House	614 Kellogg Street	1911	Dutch Colonial Rev.
31540	James Hogan House	706 Kellogg Street	1932	Colonial Revival
31541	Samuel Blaney House	710 Kellogg Street	1916	A. Foursquare
31543	Martin Hermans House	810 Kellogg Street	1905	Queen Anne
31547	Anthony J. Hermans House	816 Kellogg Street	c.1900	Queen Anne
240053	Bark River Culvert and Equipment Co.	600 Liberty Street	1947	Art Deco
31684	John Farrell House	711 Lincoln Street	1920	Front Gabled
31689	George W. Pagel House	722 Lincoln Street	c.1920	Bungalow
31690	Joseph T. Hogan House	801 Lincoln Street	c.1925	Dutch Colonial Rev.
31695	Jerome C. Tilkens House	1129 Lincoln Street	1916	Bungalow
243279	Graybar Electric Co.	610 Lombardi Avenue	1965	Contemporary
243280	Ver Halen Inc.	704 Lombardi Avenue	1970	Contemporary
240055	Hudson and Sharp Company	975 Lombardi Avenue	1966	Contemporary
31784	Ellen Horvlett House	109 N. Maple Avenue	1916	Craftsman
31786	Albert Delforge House	123 N. Maple Avenue	1910	Craftsman
31792	Hans Christensen House	130 N. Maple Avenue	1928	Tudor Revival
31793	James Tiernan House	136 N. Maple Avenue	1890	Queen Anne
31794	R. J. Coad House	139 N. Maple Avenue	1923	Craftsman
31799	Edward Barclay House	149 N. Maple Avenue	c.1920	Tudor Revival
2181	A. W. Moody House	159 N. Maple Avenue	1900	Colonial Revival
2116	St. Patrick's Catholic Church	201 N. Maple Avenue	1893	Gothic Revival
31803	St. Patrick's Rectory	211 N. Maple Avenue	1921	Georgian Revival
31804	Edward Soquet House	212 N. Maple Avenue	1915	Bungalow
31806	Dwight Munger House	219 N. Maple Avenue	c.1900	Front Gabled
31808	Raphel Soquet House	226 N. Maple Avenue	1932	Tudor Revival
31809	Michael Hayes House	228 N. Maple Avenue	c.1910	A. Foursquare
31823	Patrick Maloney House	327 N. Maple Avenue	1889	Craftsman
2108	Michael Killian House	347 N. Maple Avenue	1890	A. Foursquare
31836	House	408 N. Maple Avenue	c.1910	A. Foursquare
2109	Fort Howard Surgeon's Quarters	412 N. Maple Avenue	1831	Greek Revival
31840	John P. O'Grady House	423 N. Maple Avenue	1919	Colonial Revival
2110	Cpt. John Denessen House	429 N. Maple Avenue	1878	Greek Revival
2111	George Marchant House	430 N. Maple Avenue	1907	Queen Anne
31842	Desire Clabats House	501 N. Maple Avenue	1922	Bungalow
2112	John Dickson House	607 N. Maple Avenue	1909	Dutch Colonial Rev.

31905	Pamperin Place Apartments	615 N. Maple Avenue	1938	Mediterranean Rev.
2113	James K. Ford House	619 N. Maple Avenue	1885	Front Gabled
2069	Charles Schlaeter House	721 N. Maple Avenue	1921	Bungalow
2103	Jane Farrell House	801 N. Maple Avenue	1926	Bungalow
31916	Daniel Hogan House	804 N. Maple Avenue	1924	Colonial Revival
31918	Harvey Heminger House	808 N. Maple Avenue	1910	Dutch Colonial Rev.
31919	Fred P. Crevcours House	815 N. Maple Avenue	c.1930	Tudor Revival
31923	Patrick Hayes House	825 N. Maple Avenue	c.1910	A. Foursquare
31924	Earl F. Meisel House	829 N. Maple Avenue	c.1920	Bungalow
31926	Sam Sivertson House	830 N. Maple Avenue	1920	Bungalow
243281	Alfred Michel House	832 N. Maple Avenue	c.1915	Craftsman
31931	Rudolph Hansen House	114 S. Maple Avenue	1908	A. Foursquare
31933	Thomas Proulx House	117 S. Maple Avenue	c.1920	A. Foursquare
31935	Frank Rush House	122 S. Maple Avenue	c.1920	Bungalow
31936	Archie Basche House	125 S. Maple Avenue	c.1925	Colonial Revival
31939	Bernard Krippner House	216 S. Maple Avenue	1918	A. Foursquare
31978	John J. Seymour House	230 S. Maple Avenue	c.1890	Front Gabled
31979	Charles H. Smith House	231 S. Maple Avenue	1910	A. Foursquare
31983	Jacob Hanson House	305 S. Maple Avenue	c.1900	Front Gabled
31984	Carl Anderson House	308 S. Maple Avenue	1910	A. Foursquare
31986	Ellen Sullivan House	309 S. Maple Avenue	c.1925	Front Gabled
31991	Mary E. Stacey House	500 S. Maple Avenue	c.1920	Bungalow
32002	John B. Bruekner House	530 S. Maple Avenue	1925	A. Foursquare
32015	Herman Roesler House	607 S. Maple Avenue	c.1950	Ranch
32021	Peter Jensen House	818 S. Maple Avenue	1911	Dutch Colonial Rev.
32042	David Zuldulder House	1311 S. Maple Avenue	1931	Side Gabled
240060	Reiss C. Coal Company	111 W. Mason Street	1920	20th Century Comm.
47968	C. Reiss Coal Co. Briquet Plant	115 W. Mason Street	1936	Astylistic Utilitarian
240061	Olson Transportation Co.	200 Mather Street	1930	Comm. Vernacular
243282	Chester McDonald House	236 Mather Street	1929	Craftsman
32660	J. Franklin Huntley House	501 Mather Street	1885	Front Gabled
32670	H. Jones House	606 Mather Street	1896	Queen Anne
32671	William F. DuChateau House	701 Mather Street	1949	Minimal Traditional
32674	John Gary House	702 Mather Street	1910	A. Foursquare
32676	William Mortens House	706 Mather Street	1910	Craftsman
32683	Fred Pascke House	712 Mather Street	1910	Dutch Colonial Rev.
32686	Martin Gafney House	719 Mather Street	1908	Colonial Revival
243283	Michael Sheahan House	735 Mather Street	1915	Front Gabled
35459	Louis Deterville House	836 Mather Street	1928	Prairie School
243284	Pauline Tesky House	850 Mather Street	1932	Bungalow
240062	Universal Atlas Cement Co.	924 McDonald Street	1938	Astylistic Utilitarian
35540	Universal Atlas Cement Co. Office	924 McDonald Street	1929	Bungalow
115131	Hermes Fish Processing Building	1016 McDonald Street	1934	Side Gabled
240063	Sinclair Refining Company	1121 McDonald Street	1913	Astylistic Utilitarian
243285	Neville Museum	210 Museum Place	1983	Brutalist
243252	S. T. Crapo	100 Ninth Street	1927	N/A
243286	Huron Portland Cement	125 Ninth Street	1950	Astylistic Utilitarian
243287	Green Bay Drop Forge Co.	200 Ninth Street	1926	Production Shed
243288	Stapleford's Grocery	401 Ninth Street	1913	Comm. Vernacular
243289	Claus Nelson House	524 Ninth Street	c.1910	Front Gabled
29195	Fire Department Station No. 4	603 Ninth Street	1949	Art Moderne
243290	George Bitters House	610 Ninth Street	1900	Front Gabled
32790	Fred DeVolder House	156 N. Oakland Avenue	1920	A. Foursquare
32794	Gladys Hawley House	212 N. Oakland Avenue	1946	Tudor Revival

2162	Bessie Gleason House	238 N. Oakland Avenue	1903	Colonial Revival
2163	J. M. Carlisle House	315 N. Oakland Avenue	1895	Queen Anne
32812	Henry Jones House	318 N. Oakland Avenue	1909	Craftsman
32822	Marion L. Fisk House	345 N. Oakland Avenue	c.1920	Bungalow
35068	Ray J. Smith House	421 N. Oakland Avenue	c.1925	Dutch Colonial Rev.
35146	John Feihms House	807 W. Oregon Street	1908	Dutch Colonial Rev.
2167	Theo Kemnitz House	810 W. Oregon Street	1902	Queen Anne
35156	Emma Neufeld House	819 W. Oregon Street	1909	Dutch Colonial Rev.
35157	Tilley Ramsey House	822 W. Oregon Street	1906	Queen Anne
35321	David Hudson House	830 W. Oregon Street	1904	A. Foursquare
35323	M. O. Munger House	833 W. Oregon Street	1916	Bungalow
35325	A. N. Christopherson House	837 W. Oregon Street	1920	A. Foursquare
35327	Anton and Peter Platten House	840 W. Oregon Street	1920	Front Gabled
35356	Northwest Engineering Company	233 S. Pearl Street	1918	Astylistic Utilitarian
35357	Northwest Engineering Company	299 S. Pearl Street	1925	Astylistic Utilitarian
240069	American Lumber and Manufacturing	301 S. Pearl Street	1918	Industrial Loft
240070	Bay-West Paper Company	345 S. Pearl Street	1910	Industrial Loft
35363	E. R. Mortell House	518 Phoebe Street	1919	Bungalow
35364	Christine Miller House	602 Phoebe Street	1937	Bungalow
35365	Arthur and Augusta Frisque House	606 Phoebe Street	1931	Arts and Crafts
35369	August W. Lindemann House	704 Phoebe Street	c.1910	Front Gabled
35371	Theodore Beensten House	725 Phoebe Street	1931	Bungalow
2055	Jefferson Public School	810 Phoebe Street	1929	Colonial Revival
35568	C. & N. W. Railroad Roundhouse	Prairie Avenue	1913	Astylistic Utilitarian
1942	Frank A. Hoefs House	621 School Place	1905	Dutch Colonial Rev.
36698	Arthur F. Germain House	1120 Shea Avenue	1940	Spanish Colonial
36785	Clara Jacobson House	1146 State Street	1905	Front Gabled
2190	Hess Iron Works	1341 State Street	1911	Production Shed
240073	Leicht Material and Transfer Co.	1401 State Street	1938	Production Shed
2193	Automatic File and Index Co.	1402 State Street	1920	Industrial Loft
29155	Nelson Christensen House	525 Third Street	1918	Bungalow
243291	WM of GB Pumphouse	1344 Thrush Street	1957	Art Deco
243292	Albert M. Monfort House	1379 Thrush Street	1948	Minimal Trad.
243293	Leo Frigo Bridge	U.S. Highway 43	1980	N/A
149142	Clark Gas Station	1006 Velp Avenue	1953	Contemporary
243294	Colonial Village Laundromat	1016 Velp Avenue	1960	Contemporary
2215	Atkinson House	1082 Velp Avenue	1897	Queen Anne
37892	Willow Grass Rug Company	1200 Velp Avenue	1912	Production Shed
240075	Alwin Manufacturing Company	1206 Velp Avenue	1962	Astylistic Utilitarian
42705	Willow Grass Rug Company Exp.	1222 Velp Avenue	1912	Production Shed
243295	Packer's Distributing	1316 Velp Avenue	1955	Contemporary
243296	Green Bay View Dairy Grill	1322 Velp Avenue	1952	Contemporary
243297	A. P. Hansen House	1330 Velp Avenue	1933	Contemporary
243298	Harry N. and Mable Wery House	1550 Velp Avenue	1946	Ranch
243299	Florida Fruit Market	1562 Velp Avenue	1938	Contemporary
2223	Overland Car Building	201 W. Walnut Street	1916	Comm. Vernacular
243300	West Bank and Trust	310 W. Walnut Street	1969	Contemporary
37914	Maurice W. Harrison House	600 W. Walnut Street	c.1915	A. Foursquare
37916	Roy J. Lehmann House	605 W. Walnut Street	1921	Mediterranean Rev.
37917	Ludolf M. Hansen House	607 W. Walnut Street	1921	Craftsman

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Recommendations

Introduction

The survey should serve to enhance the overall historic preservation ethic in the City of Green Bay. It gives a brief history of the city, identifies historic resources, and can serve as a basis for decision-making activities regarding those resources. This report can be used to create interest and awareness and promote historic resources and preservation issues in the City of Green and encourage the successful completion of further phases of intensive survey work in the city. This chapter outlines the many benefits of and economic incentives for historic preservation and provides preliminary recommendations for future preservation actions in Green Bay.

Community Strategies for Historic Preservation

A historic preservation program can be one of the most effective forms of economic development that a municipality can support. Preservation stimulates both public and private investment in the community and supports major components of the local economy: tourism, construction, and real estate. Historic buildings attract customers and are often sought after, desirable pieces of real estate.

There are many benefits of historic preservation:

- Enjoyment and protection of the community's heritage
- Greater civic pride and an increased sense of belonging
- Stabilized and improved property values
- Stabilized and increased property tax revenues
- Investment in and revitalization of older, historic neighborhoods and properties
- Limited protection from state or federally funded projects that threaten historic properties or neighborhoods, such as highway expansions
- Greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- More flexibility in meeting state building codes for local historic properties
- Increased attractiveness to new businesses
- Increased tourism
- Decreased crime and vandalism in historic areas
- Increased conservation of materials and natural resources
- Improved overall quality of life

To achieve these benefits, many incentives for historic preservation have been developed. There are several different types of tax incentives. Property owners who undertake a certified historic

restoration or rehabilitation of their property are eligible for income tax credits. Certain historic buildings are also exempt from property taxes, and tax deductions can be utilized for historic façade easements. Additionally, there are several building code incentives. Buildings listed in the National Register of Historic Places or buildings that are eligible for listing qualify for the International Existing Building Code's Historic Buildings Chapter which is slightly more lenient than the standard building code. There is also greater flexibility in meeting the building requirements of the Americans with Disabilities Act (ADA). Further information regarding these incentives has been included in the Chapter 19 Appendix.

Recommendation for the Registration & Protection of Resources

Historic Preservation Ordinance

Before any of the above-mentioned benefits of preservation can continue in the City of Green Bay, a formal city-wide historic preservation program must be established. In 1994, an act of the Wisconsin Statutes was passed that required all municipalities, like Green Bay, which have buildings listed in the National Register of Historic Places to “enact an ordinance to regulate any place, structure or object with a special character, historic, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object, and its significant characteristics.” Ordinances serve to protect extant historic resources and officially establish a Landmarks Commission. Such an ordinance has already been enacted by the City of Green Bay. This was a great step forward in protecting the city's historic structures.

Historic Preservation Commission

The City of Green Bay Landmarks Commission should be commended for its ongoing efforts. They hold regular public meetings to tackle the tasks that lie ahead. It is their duty to establish planning policies, educate the community, track and promote benefits, and carry out the program. The city has also budgeted for a part-time historic preservation specialist to keep the commission organized, set policies, and carry out the day-to-day operations of the program.

The commission should continue to:

- Give consideration during commission appointments to ensure commission members possess knowledge, experience, and interest in the areas of local history, historic preservation, historic architecture, real estate, and law.
- Remain accountable to the legal requirements of the city's preservation ordinance, including specified procedures when meeting to decide upon proposed designations. If unsure of the procedures, the commission should consult with the city attorney.
- Maintain familiarity with preservation laws, ordinances, and programs and their benefits including state statutes, the certified local government program, and the national and state register of historic places, historic preservation tax incentives, and community block grants.
- Hold regular public meetings preceded by public notice.
- Adopt bylaws and standard meeting procedures to regulate the commission's affairs and ensure their actions do not appear arbitrary.
- Adhere to consistent standards and be systematic in enforcing local ordinances.

- Maintain accurate records, including minutes of all meetings and hearings, files containing significant information on all designated landmarks and historic districts, files on all applications for designations and certificates of appropriateness, and written reports documenting final decisions regarding proposed designations.
- Cultivate annual funding through budget appropriations and grants.
- Show results and successfully complete projects to maintain a professional reputation and community acceptance and support.
- Develop good relationships with other local municipal bodies such as planning boards, community development offices, city councils, local zoning administrators, and building inspection departments.
- Be proactive rather than reactive, as it is often too late to save a building once a demolition permit has been issued or actions that adversely affect a historic property have been taken.
- Use a positive approach when a project is not approved, explaining why a project is unacceptable, and offer constructive advice to improve projects, and indicate a willingness to work with the applicant to revise the project.
- Publish preservation plans and design guidelines and work to see that such plans are integrated into the city's overall planning process. Solicit public opinion when developing preservation plans.

More information on all the above can be found in the Historic Preservation Commission Training module on the Wisconsin Historical Society website at www.wisconsinhistory.org.

Certified Local Government

This survey was funded by a grant through the Wisconsin Historical Society. In the future, that same grant money could be used to prepare future phases of intensive survey work, National Register nominations, educational activities, a municipal preservation plan, or the administration of historic preservation programs. The Commission should continue its efforts as a Certified Local Government so that it may receive future subgrant monies.

National Register Nominations

Listing of a property or historic district in the National Register of Historic Places offers official recognition, owner prestige, and access to state and federal historic tax credits to aid in the funding of restoration, rehabilitation, and maintenance projects at listed historic properties. See the Chapter 19 Appendix for more information on the historic tax credit programs currently available in Wisconsin or visit the Wisconsin Historical Society website at www.wisconsinhistory.org for more information on both the National Register and historic tax credit programs. This report has outlined thirteen individual resources that are potentially eligible for listing in the National Register of Historic Places. An effort should be made to follow through with National Register nominations for these resources. The Historic Preservation Commission should continue to apply for grants through the Wisconsin Historical Society to fund such nominations, prioritizing municipally owned properties as local examples, then sympathetic owners, and finally irreplaceable resources. The information contained in this survey report will function as a springboard for further research for these nominations.

Threats to Resources

Changes in modern conveniences and increasing public expectations have brought a great deal of pressure on older homes and buildings. This has resulted in the demolition or relocation of many buildings on the west side of Green Bay. In addition, unsympathetic additions and the replacement of original windows and siding with more modern materials that obscure unique historic details have occurred on thousands of buildings throughout the city. These trends are expected to continue. The Landmarks Commission should keep abreast of upcoming projects at historic properties.

Several properties in the survey area, which were previously recorded were observed to have been demolished and were consequently taken out of the survey results. Such resources are in the list below:

Demolished Resources

<i>AHI #</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
29598	602 N. Ashland Avenue	House	-	Front Gabled
1944	503 S. Ashland Avenue	House	1898	Front Gabled
29657	509 S. Ashland Avenue	William Thompson House	1883	Front Gabled
29755	418 Bond Street	House	-	Front Gabled
27002	154 N. Broadway	Badger Showcase Co.	1920	Comm. Vernacular
29892	321 N. Broadway	House	-	Comm. Vernacular
29900	339 N. Broadway	C. H. Hein's Auto Repair	1904	Astylistic Utilitarian
1957	719 N. Broadway	Max Tenton House	1894	Front Gabled
29849	504 S. Broadway	House	-	Comm. Vernacular
29855	1108 S. Broadway	House	1918	Front Gabled
29856	1109 S. Broadway	Louis Jacobsen House	1890	Front Gabled
29904	1129 S. Broadway	Gurine Hoegh House	1890	Front Gabled
1976	1550 Bylsby Avenue	WPSC Power Plant	1926	Astylistic Utilitarian
30143	821 S. Chestnut Avenue	House	1920	Front Gabled
30144	827 S. Chestnut Avenue	Olga Hansen House	1903	Front Gabled
30148	918 S. Chestnut Avenue	C. A. Freeman House	1905	Front Gabled
29177	505 Fifth Street	Louis Iverson House	1903	American Foursquare
30989	707 Garden Street	House	-	Craftsman
2052	806 Garden Street	Louis Brugninekh House	-	Front Gabled
31214	340 Howard Street	House	-	Bungalow
31218	512 Howard Street	House	1908	Bungalow
31298	520 Hubbard Street	House	-	Front Gabled
31301	710 Hubbard Street	House	-	Greek Revival
31527	403 Kellogg Street	Fred Wallforth House	1900	Queen Anne
31531	515 Kellogg Street	William Mather House	1899	Gabled Ell
31824	336 N. Maple Avenue	House	-	Front Gabled
31828	344 N. Maple Avenue	Henry and Ida Mehlburg House	1925	Bungalow
31929	113 S. Maple Avenue	House	1913	Front Gabled
32037	1205 S. Maple Avenue	House	-	Front Gabled
2104	1312 S. Maple Avenue	House	-	Queen Anne
2117	Mason Street Bridge	Heyl-Patterson Traveling Bridge Crane	-	N/A
32685	713 Mather Street	House	-	Front Gabled
32826	410 N. Oakland Avenue	House	-	Dutch Col. Revival
35358	342 S. Pearl Street	Retail Building	-	Astylistic Utilitarian

29187	719 Sixth Street	C.M. & S. Railroad Offices	-	Astylistic Utilitarian
36782	1409 State Street	The C. Reiss Coal Company	-	N/A
29149	507 Third Street	House	-	Front Gabled

Other notable resources within the survey area had been previously surveyed from the early 1980s to the present and a significant number had been recorded as demolished before this survey began. Combined, the list of demolished resources in the survey are of old Fort Howard and the surrounding neighborhoods on the west side of the Fox River are significant and illustrate the changes to the area and threats to historic properties over the last three to four decades. These non-extant resources are listed below:

Previously Demolished Resources

<i>AHI #</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
29534	233 Arndt Street	Northern Coal and Supply Co.	-	Astylistic Utilitarian
1926	315 Arndt Street	J. Duncan's Machine Works	1878	Astylistic Utilitarian
29541	139 N. Ashland Avenue	House	1905	Dutch Col. Revival
1930	220 N. Ashland Avenue	William Larson House	-	Queen Anne
1948	230 S. Ashland Avenue	Seventh-Day Adventist Church	1940	Georgian Revival
1935	315 S. Ashland Avenue	Mary Mortensen House	1905	Boomtown
29654	316 S. Ashland Avenue	House	-	Greek Revival
29670	817 S. Ashland Avenue	House	1900	Queen Anne
29772	715 Bond Street	Charles Crevicour House	1903	Front Gabled
2168	119 Bridge Street	Industrial Building	-	Astylistic Utilitarian
29756	111 N. Broadway	Post Office	1900	Contemporary
29859	115 N. Broadway	Thomas Burns Hardware Store	1883	Comm. Vernacular
29860	117 N. Broadway	King's Canvas	1965	Contemporary
29861	119 N. Broadway	News Depot	1896	Comm. Vernacular
1962	156 N. Broadway	Fairmont Creamery Co.	1917	20th Century Comm.
27003	200 N. Broadway	Fairmont Creamery Co.	1919	Astylistic Utilitarian
29885	201 N. Broadway	Spanky's	1941	Comm. Vernacular
29893	325 N. Broadway	White Front Restaurant	1932	Comm. Vernacular
29897	329 N. Broadway	Jacob Wauter Saloon	1895	Comm. Vernacular
29804	347 N. Broadway	William Caesar Soft Drinks	1932	Comm. Vernacular
29823	507 N. Broadway	House	1921	American Foursquare
29844	115 S. Broadway	Heidgen Co.	-	Astylistic Utilitarian
112254	116 S. Broadway	May's Supermarket	1960	Contemporary
1968	205 S. Broadway	John Lupitsch Plumber	1905	Comm. Vernacular
29847	304 S. Broadway	Joseph Taylor House	1863	Greek Revival
29852	833 S. Broadway	House	-	Front Gabled
29853	1101 S. Broadway	House	-	Queen Anne
29903	1112 S. Broadway	Gander Ellingson House	1878	Front Gabled
29908	1200 S. Broadway	House	1908	Front Gabled
29924	1319 S. Broadway	House	-	Other Vernacular
1960	1706 S. Broadway	Freeman Paper Co.	-	Astylistic Utilitarian
1995	121 N. Chestnut Avenue	House	-	Gabled Ell
1996	133 N. Chestnut Avenue	House	-	Queen Anne
1997	158 N. Chestnut Avenue	Harold T. I. Shannon House	-	Front Gabled
1998	203 N. Chestnut Avenue	Church	-	Gothic Revival
1999	204 N. Chestnut Avenue	John L. Jorgensen House	-	Queen Anne
30093	217 N. Chestnut Avenue	Michael Hackett House	1870	Greek Revival
30094	225 N. Chestnut Avenue	House	-	Queen Anne

30096	231 N. Chestnut Avenue	House	-	American Foursquare
30097	330 N. Chestnut Avenue	House	-	Front Gabled
30098	332 N. Chestnut Avenue	House	-	Front Gabled
30099	341 N. Chestnut Avenue	John Wallen House	1890	Front Gabled
30100	345 N. Chestnut Avenue	Talmadge J. Bast House	1912	American Foursquare
30102	347 N. Chestnut Avenue	House	1889	Front Gabled
2003	506 N. Chestnut Avenue	Joseph Lavelle House	1888	Front Gabled
30138	301 S. Chestnut Avenue	House	-	Queen Anne
30151	1215 S. Chestnut Avenue	House	-	Front Gabled
2013	515 Clinton Street	House	-	Front Gabled
29894	836 Clinton Street	Green Bay and Western Railroad Shops	-	Astylistic Utilitarian
12522	846 Clinton Street	Green Bay and Western Railroad	1898	Astylistic Utilitarian
29895	850 Clinton Street	Green Bay and Western Railroad	1898	Astylistic Utilitarian
30470	880 Clinton Street	Green Bay and Western Railroad	1907	Astylistic Utilitarian
2029	10 Dousman Street	Main Street Bridge	1924	N/A
30601	515 Dousman Street	House	-	Front Gabled
30602	517 Dousman Street	Michael Ahearn House	-	Queen Anne
29176	427 Fifth Street	House	-	Front Gabled
2051	418 Fourth Street	House	-	Front Gabled
31219	515 Howard Street	House	1870	Front Gabled
31294	316 Hubbard Street	Fairmont Creamery Co.	1917	Astylistic Utilitarian
2061	Hubbard St. at N. Ashland	School	1905	Renaissance Revival
31677	501 Liberty Street	Oneida Motor Truck Co.	1917	Astylistic Utilitarian
31683	709 Lincoln Street	House	-	Craftsman
31703	931 Lyndon Street	House	1934	Bungalow
2106	315 N. Maple Avenue	Halland David House	1889	Front Gabled
2107	328 N. Maple Avenue	House	-	Front Gabled
31826	340 N. Maple Avenue	House	-	Greek Revival
31838	415 N. Maple Avenue	House	-	Greek Revival
31989	333 S. Maple Avenue	House	1928	Front Gabled
32040	1206 S. Maple Avenue	House	-	Bungalow
32503	1324 S. Maple Avenue	House	-	Two Story Cube
48195	100 W. Mason Street	Industrial Building	-	Astylistic Utilitarian
48195	100 W. Mason Street	Warehouse	-	Production Shed
32654	301 Mather Street	Green Bay Retreading	-	Comm. Vernacular
32689	723 Mather Street	Louis Erickson Building	1890	Boomtown
32690	727 Mather Street	House	-	Front Gabled
2078	862 Mather Street	House	-	Tudor Revival
35460	869 Mather Street	House	1924	American Foursquare
35541	1028 McDonald Street	House	-	Front Gabled
2012	N. Norwood at Clinton	Green Bay Routes Building	1911	Astylistic Utilitarian
32825	406 N. Oakland Avenue	House	-	Front Gabled
35155	818 W. Oregon Street	W.J. Riley House	1903	American Foursquare
35159	823 W. Oregon Street	Theodore Kemnitz House	1899	Front Gabled
35349	127 N. Pearl Street	Nelson Machinery Co.	1919	Comm. Vernacular
35350	131 N. Pearl Street	Nelson Machinery Co.	1919	Comm. Vernacular
35351	133 N. Pearl Street	Badger Showcase Co.	1919	Astylistic Utilitarian
2175	145 N. Pearl Street	Francis Blesch Brewery	1856	Astylistic Utilitarian
35354	191 S. Pearl Street	Northwest Engineering Company	1936	Astylistic Utilitarian
35355	201 S. Pearl Street	Northwest Engineering Company	1953	Astylistic Utilitarian
2170	836 Phoebe Street	North End Fuel and Lumber Co.	1925	Astylistic Utilitarian
29188	819 Sixth Street	C.M. & S. Railroad Repair Yard	1913	Astylistic Utilitarian
29191	837 Sixth Street	C.M.S. & Pacific Railroad	1913	Astylistic Utilitarian
2192	1101 State Street	C. Reiss Coal Co Briquet Plant	1936	Astylistic Utilitarian

2204	100 Third Street	Railroad Depot	-	Romanesque Revival
2014	1002 Velp Avenue	Neil Gallagher House	1880	Front Gabled
149147	1412 Velp Avenue	House	1925	Bungalow
2224	202 W. Walnut Street	Badger Printing Co.	1921	Comm. Vernacular
5610	234 W. Walnut Street	A. D. Quatsoe Building	-	Comm. Vernacular
112246	409 W. Walnut Street	Music Hall	1882	Comm. Vernacular
37915	601 W. Walnut Street	Robert Chappel	1863	Side Gabled
37918	719 W. Walnut Street	House	-	Front Gabled
2225	W. Walnut Street	Wagner Building	1902	Comm. Vernacular

The First Phase of the Green Bay Intensive Survey identified 473 previously surveyed properties that no longer possessed architectural integrity due to modifications and additions that obscured their historic appearance. Such resources are updated in the inventory but are no longer survey worthy. A high number of non-survey-worthy properties likely indicates trends that are expected to continue.

Public Education

In order to gain public support for preservation activities, it is important that the public is educated about the issues. It is also important to remind the community of the buildings that have already been lost as a means to protect historic buildings in the future. Public education efforts should be ongoing. Content should highlight the goals of preservation, benefits to the community and individual property owners, and reminders of the common-sense values inherent in historic preservation, such as recycling, cost-savings, visual attractiveness, and quality environment. It is often necessary to address misconceptions and misinformation regarding preservation. Public education initiatives can take many forms:

- Media, such as local television, radio, newspapers, and brochures, can spread the word to many. Having a series of articles on local historic properties run in the local newspaper can be effective.
- Displays in public buildings, such as a public library or historical society, can also bring awareness to the community. An example of such a display might include a local architecture and preservation resource shelf at a local library, including information about local historic designations, landmarks, and National Register of Historic Places listed properties and districts.
- Publish brochures and newsletters about historic properties and historic preservation in the community; tourism publications can educate visitors about the city's history.
- Sponsor events, such as self-guided or guided walking tours or tours of historic homes, which are often popular and can showcase the community's historic buildings to both community members and interested visitors.
- Work with local schools and institutions to integrate historic preservation into their curriculums. Sponsor contests, such as poster contests in which local school children create posters depicting local landmarks.
- Lectures, workshops, and special award presentations on preservation issues can also be useful. Historically appropriate maintenance, window replacement, residing, painting, and porch replacement should be promoted at these types of events.

A set of design guidelines for historic preservation can be developed and distributed to local architects, building owners, contractors, and others in the community. The City of Milwaukee's series of guides: *As Good as New: A Guide for Rehabilitating the Exterior of Your Old Milwaukee Home*; *Good for Business: A Guide to Rehabilitating the Exteriors of Older*

Commercial Buildings; and *Living with History: A Guide to the Preservation Standards for Historically Designated Homes in Milwaukee* are excellent resources for any community and any preservation project.

Future Survey & Research Needs

The purpose of this survey was not to write a definitive history of the City of Green Bay, but rather to provide an overview of the history of the city in relation to a series of themes or study units, and to provide basic information on the resources that were identified during the reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community. It is hoped that this survey, and all future survey work, will be periodically updated and expanded upon. This report is subject to change. Additional research and clarifications should be incorporated and added to this report in the future. This is a living document and the beginning of an ongoing historic preservation effort that will continue for years to come in this community.

This first phase of the survey only covered approximately one-ninth of the city's neighborhoods. For the City of Green Bay, its residents, and property owners to make the most informed decisions regarding historic buildings and the city's historic preservation programs, it is imperative to conduct the remaining phases of the intensive survey.

Considering that approximately 20% of existing buildings within the United States date from the mid-1960s to the mid-1980s, many structures will not be considered historic for another several decades. However, some of these properties have begun to be eligible for consideration as historic resources in recent years. Furthermore, approximately 49% of existing buildings were constructed after 1980 and will not reach the 50-year threshold until the mid-twenty-first century. While these properties may not be considered historically significant presently, their style and historic significance may become appreciated in the future and, therefore, should be discussed in years to come.

Notes

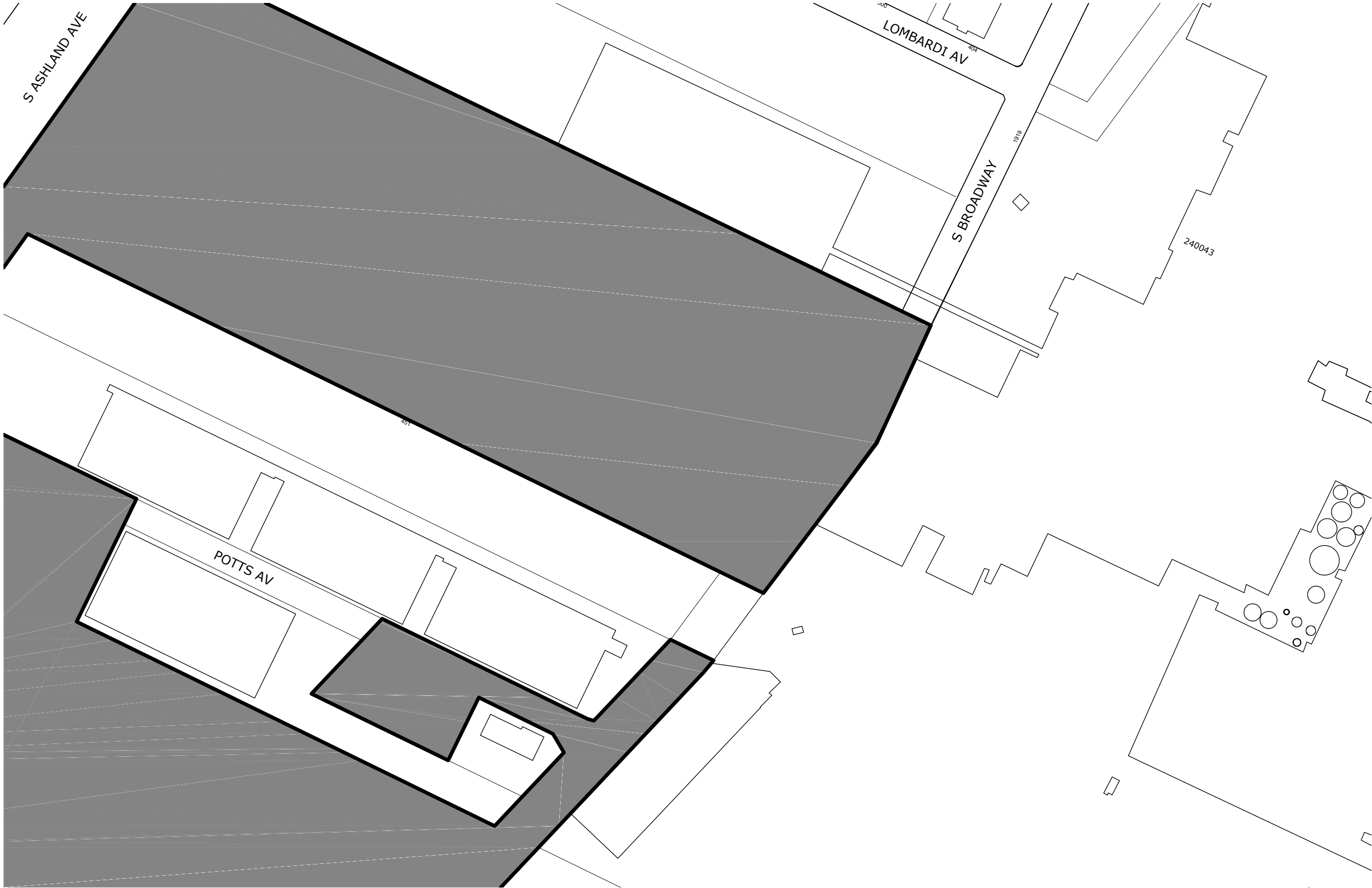
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- ¹⁵⁹ “Armchair Pilot,” *Green Bay Press Gazette*, February 6, 1940.
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- ¹⁶² City of Green Bay Annexation and Plats records.
- ¹⁶³ Ibid.
- ¹⁶⁴ “Sage of Mukwonago developed west side,” *Green Bay Press Gazette*, July 13, 1996.
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- ¹⁶⁶ “William Larsen, Former Banker, Passes Away in California,” *Green Bay Press Gazette*, February 20, 1922.
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- ¹⁶⁸ Frederick L. G. Straubel Papers, 1897-1969. Wisconsin Historical Society Archives. Madison, WI.
- ¹⁶⁹ City of Green Bay Building Permits; and City of Green Bay City Directories, 1893, 1929, 1933, 1942, 1953, 1963, 1974, and 1983. Records on file at the Wisconsin Historical Society Library, Madison, Wisconsin; and City of Green Bay Tax Records, 1844-Present.





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PROJECT NUMBER

19.083

DRAWN BY

R. DAVIDSON

CHECKED BY

J. LEHRKE

DATE

8/11/21

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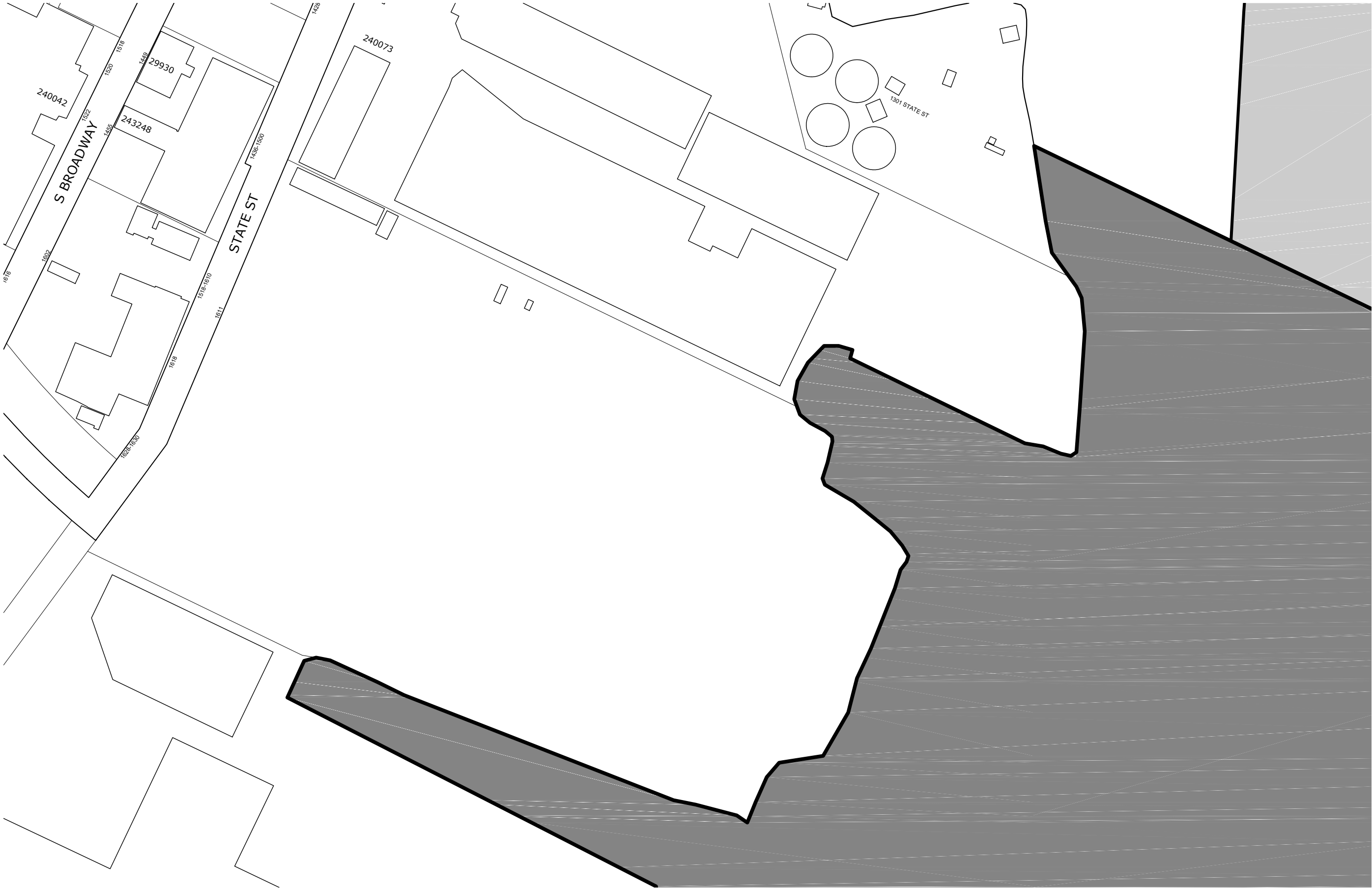
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PARTIAL SURVEY MAP

0' 50' 100' 200'

LEGEND

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PARTIAL SURVEY MAP

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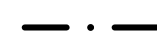


PARTIAL SURVEY MAP

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PARTIAL SURVEY MAP

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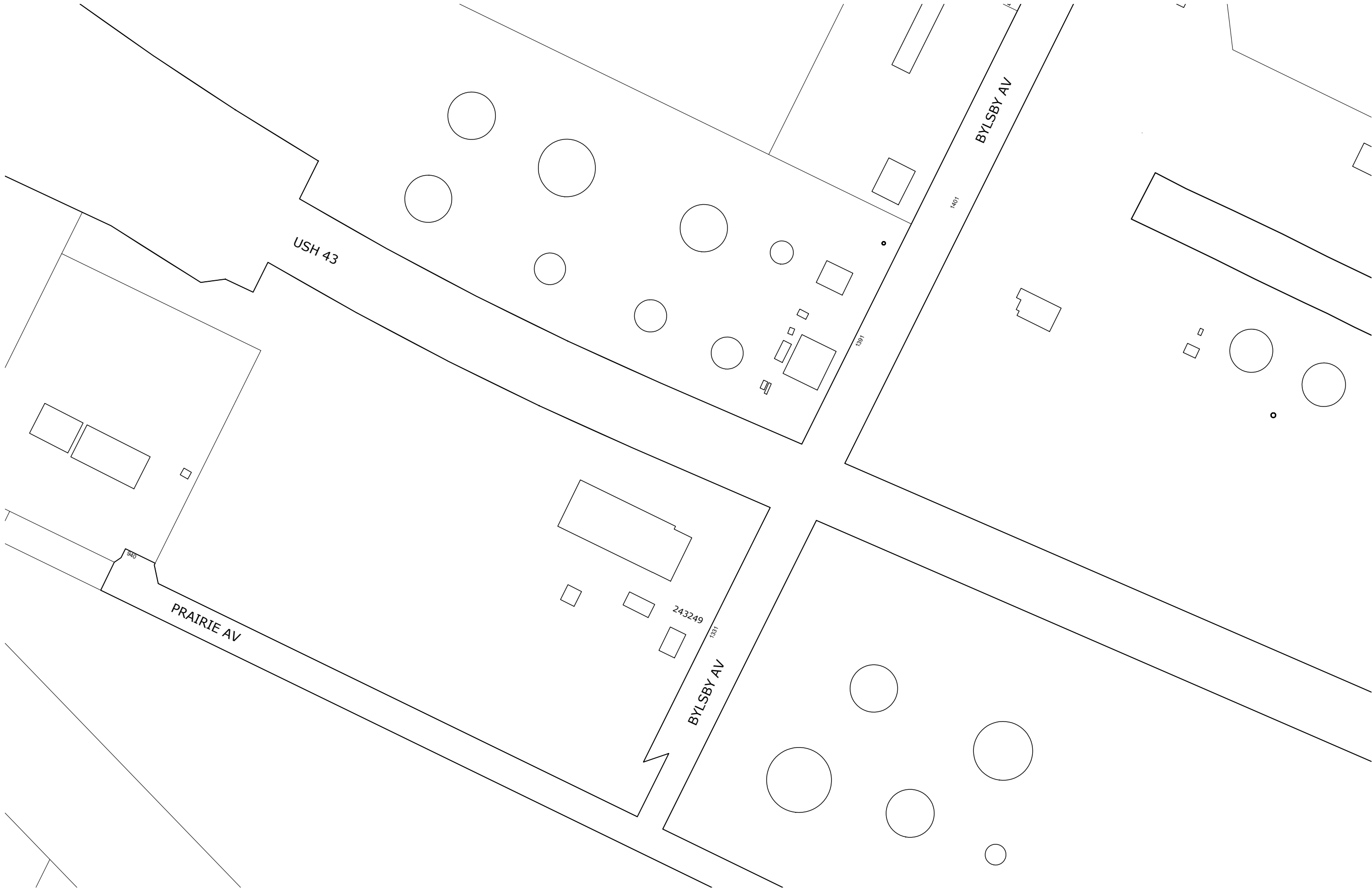
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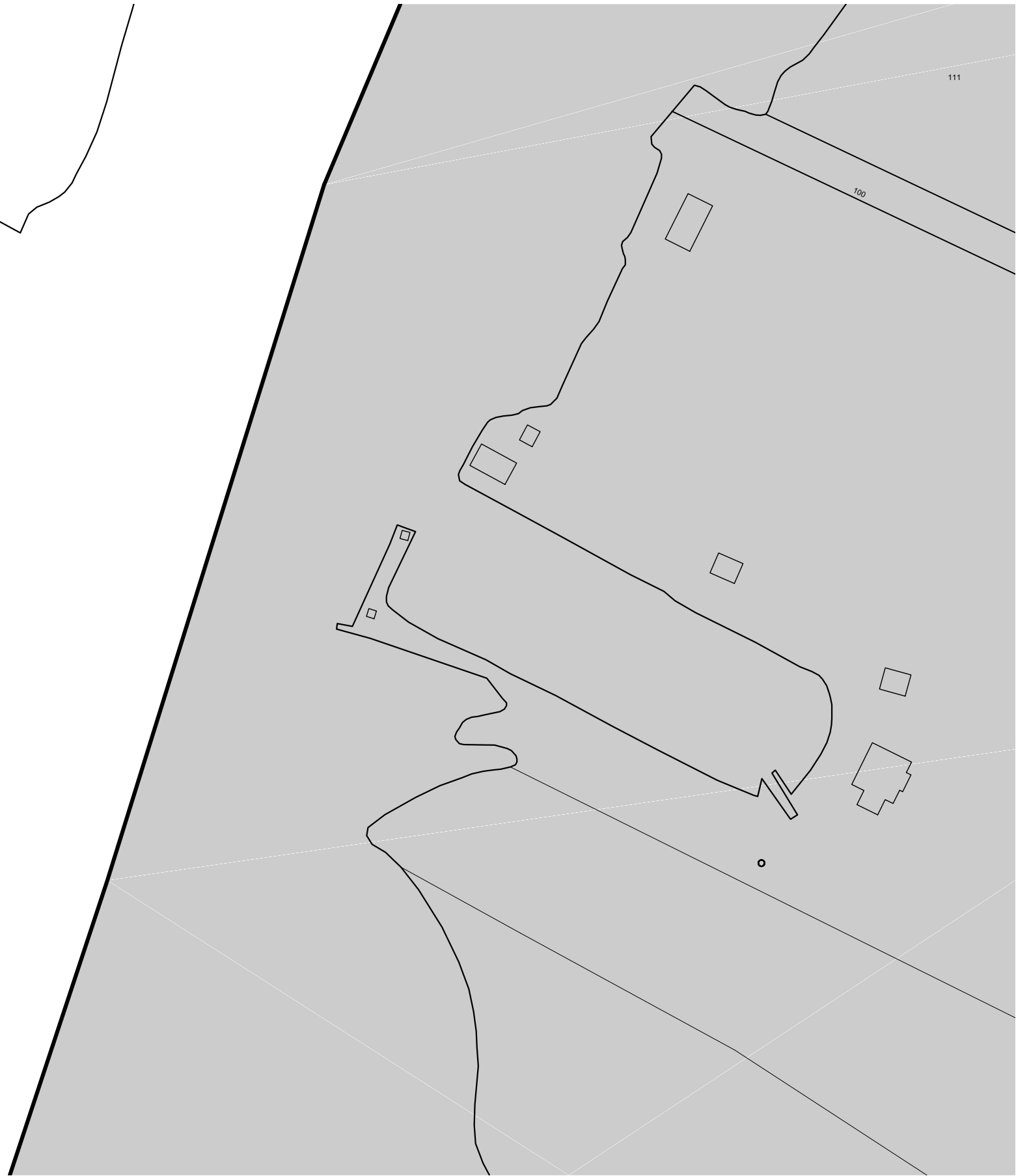
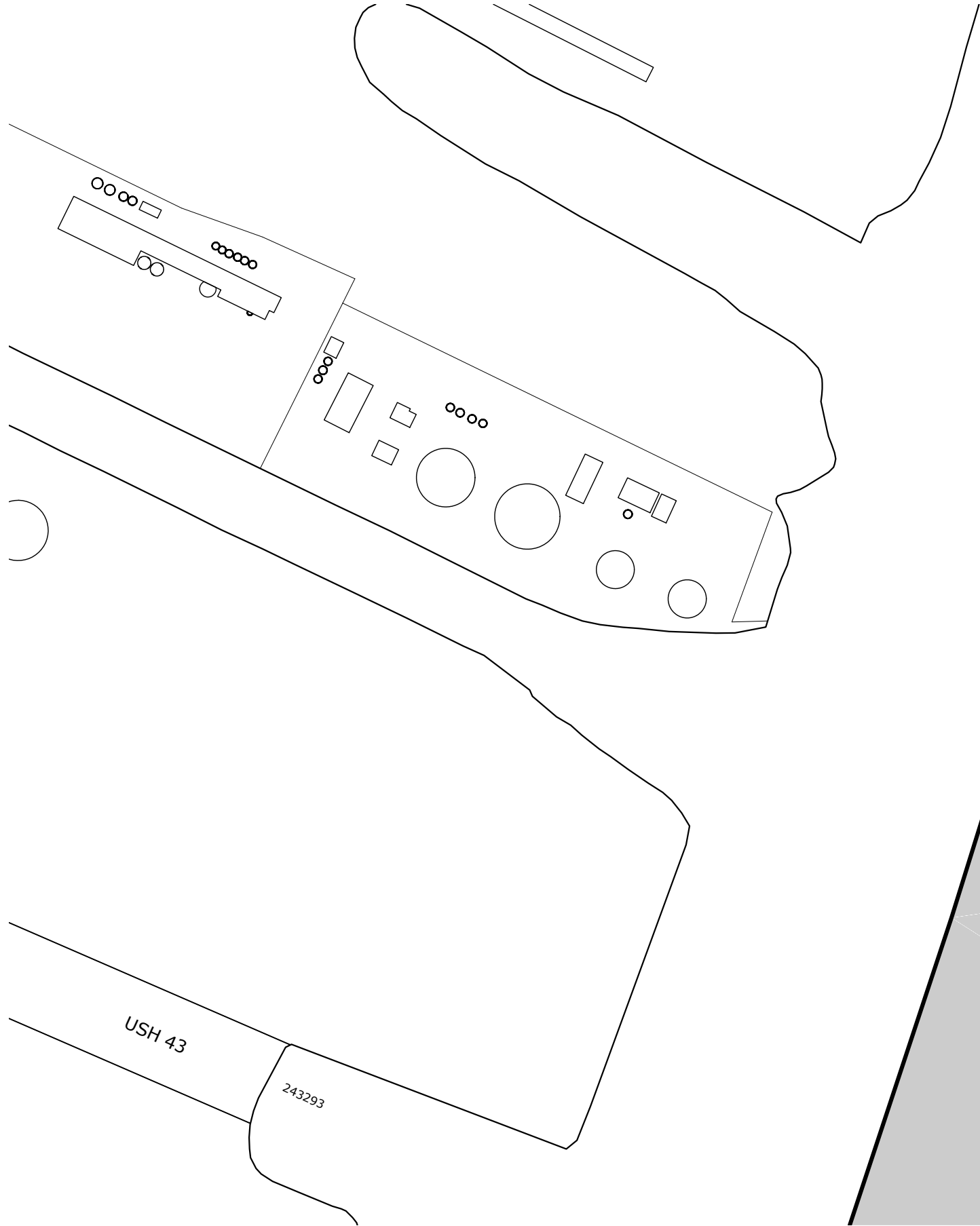
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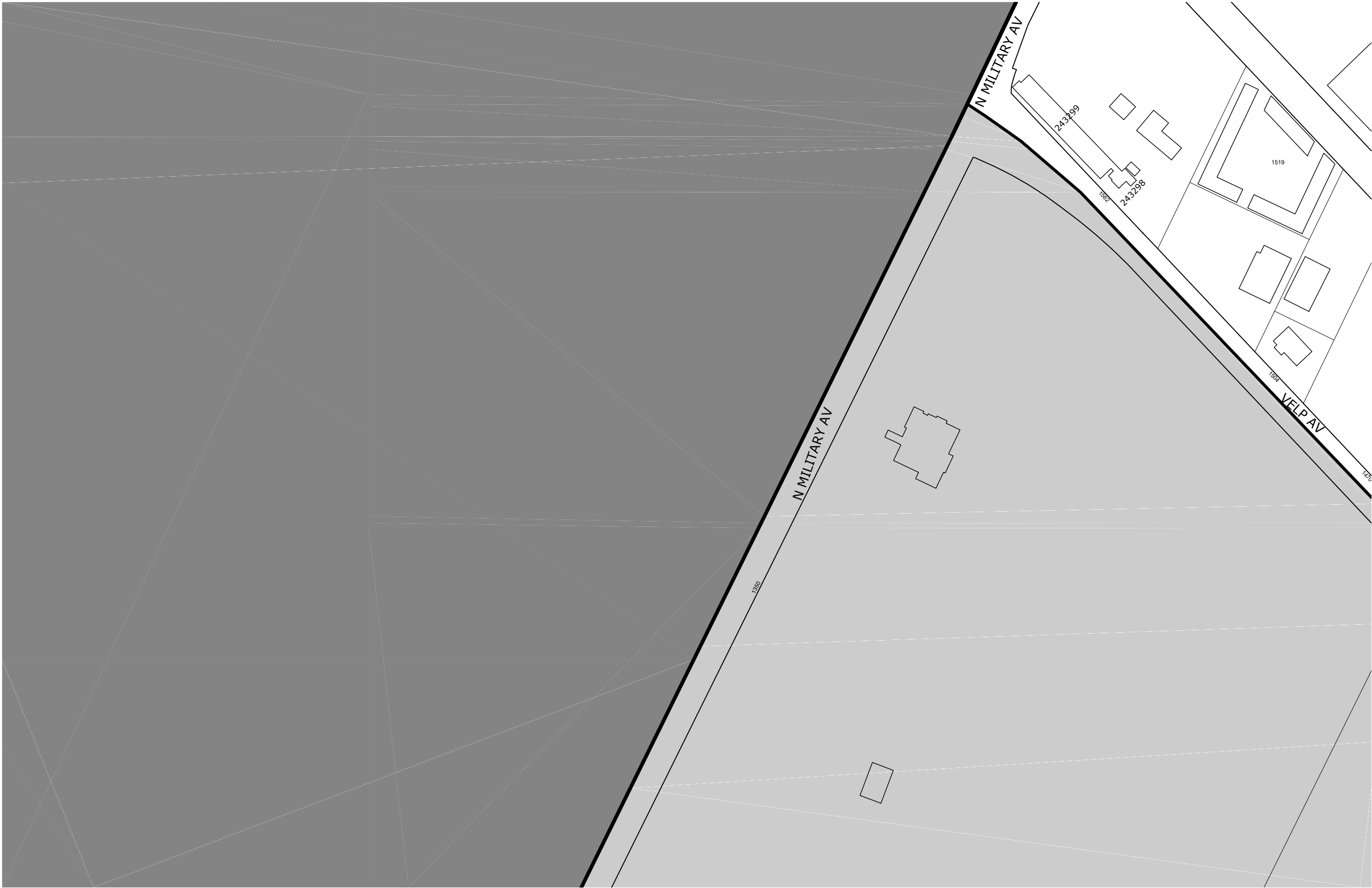
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Appendix

WHAT IS THE HISTORIC PRESERVATION TAX CREDIT PROGRAM?

Commercial property owners who invest in the preservation of their buildings may be eligible for state and federal tax credits. Approved costs of 20% for state tax credits and another 20% for federal tax credits may be available for up to a total of 40% eligible tax credits.

ANNUAL STATE-WIDE AVERAGE

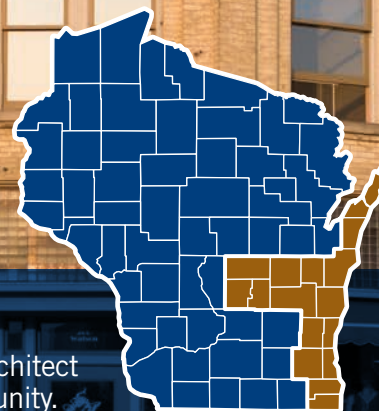
\$283.7M ▶ IN TOTAL
PROJECT
COSTS

\$56.7M ▶ IN STATE
TAX CREDITS

\$56.7M ▶ IN FEDERAL
TAX CREDIT



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Contact the
preservation architect
for your community.

**WESTERN
DISTRICT**

JEN DAVEL
608-264-6490
jen.davel@wisconsinhistory.org

**EASTERN
DISTRICT**

MARK BUECHEL
608-264-6491
mark.buechel@wisconsinhistory.org

INVEST IN YOUR
COMMERCIAL BUILDING USING
TAX CREDITS

wisconsinhistory.org/taxcredits

DOES MY PROPERTY QUALIFY?

- 1 Property must be a “certified historic structure”
- 2 Listed on the State or National Register of Historic Places
- 3 Project must meet a minimum investment
- 4 Work must be approved in advance and meet historic preservation standards

What should I do first?

Prior to submitting your application contact the preservation architect assigned to your county to discuss your project and answer your questions.

Have a question about how to care for a commercial building?

Visit our website at wisconsinhistory.org/preserve-your-building to browse over 100 articles.



Additional information can be found online at wisconsinhistory.org/taxcredits



WHY SHOULD I PRESERVE MY PROPERTY?

Historic Preservation is intrinsically important for its ability to enhance community pride and to create a sense of rootedness and belonging. Through a connection with history, preservation can improve the quality of life and livability of communities. It also stimulates reinvestment and contributes to our economy, creating jobs in construction, architecture, interior design, engineering, real estate, accounting, tourism and more.

WHAT QUALIFIES FOR TAX CREDITS?

WHAT COSTS ARE ELIGIBLE?

All work inside and outside the building except movable equipment

WHAT COSTS ARE INELIGIBLE?

- Landscaping
- Paving
- New additions



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wisconsinhistory.org

WHAT IS THE HISTORIC HOMEOWNERS TAX CREDIT PROGRAM?

Homeowners who invest in the preservation of their houses may be eligible for Wisconsin income tax credits of 25% of approved costs.

ANNUAL STATE-WIDE AVERAGE

\$6.4M ► IN TOTAL
PROJECT COSTS

\$1.28M ► RETURNED TO
HOMEOWNERS
IN TAX CREDITS

Contact the
preservation architect
for your community.

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DISTRICT**

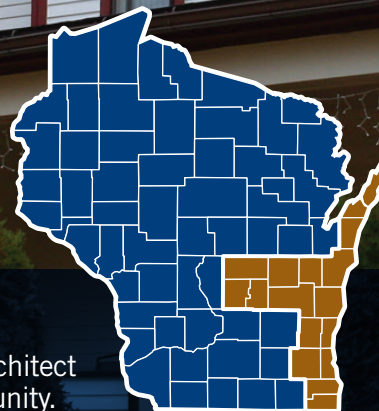
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**EASTERN
DISTRICT**

MARK BUECHEL
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mark.buechel@wisconsinhistory.org



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SAVE MONEY THROUGH
TAX CREDITS TO PRESERVE

YOUR HOME

wisconsinhistory.org/taxcredits

HOW DO I APPLY?

- 1 Make sure your house is historic by visiting the Property Record Search at wisconsinhistory.org
- 2 Mail the application to WHS before you start work. Applications can be found at wisconsinhistory.org/taxcredits
- 3 After you receive approval from WHS – start your work
- 4 Notify WHS when the work is complete

Have a question about how to care for a historic house?

Visit our website at wisconsinhistory.org/preserve-your-building to browse over 100 articles.



Additional information can be found online at wisconsinhistory.org/taxcredits



WHY SHOULD I PRESERVE MY HOUSE?

Historic Preservation is intrinsically important for its ability to enhance community pride and to create a sense of rootedness and belonging. Through a connection with history, preservation can improve the quality of life and livability of communities. It also stimulates reinvestment and contributes to our economy, creating jobs in construction, architecture, interior design, engineering, real estate, accounting, tourism and more.

WHAT WORK QUALIFIES FOR TAX CREDITS?

WHAT TYPE OF WORK IS ELIGIBLE?

- Exterior Painting
- Roof Replacement
- Exterior Brick & Stone Repairs
- Window & Door Repairs
- Porch Repairs
- Replace HVAC
- Replace Electrical
- Replace Plumbing
- Structural Elements



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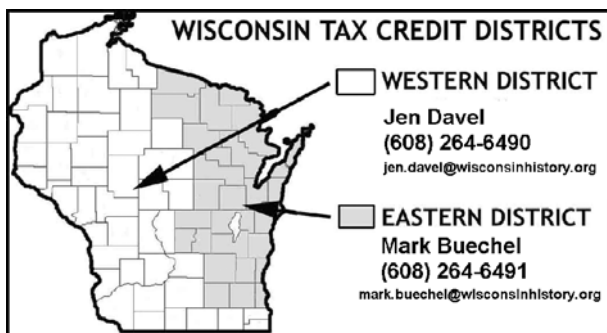
Guidelines for Planning Historic Preservation Tax Credit Projects in Wisconsin

INCOME-PRODUCING TAX CREDIT PROGRAM

INTRODUCTION



State and federal programs require that all tax-credit related work must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). This pamphlet is designed to provide you with guidance about how the Standards are interpreted for various types of preservation work; however, because there are a wide variety of historic properties, it is impossible to provide a complete set of guidelines to address every situation. This pamphlet is directed to the most common preservation projects. If after reviewing this document you have additional questions about the proposed project, please feel free to contact one of the WHS preservation architects listed below: (by region)



SITE WORK

Most types of site work are allowable, as long as: the work does not destroy significant archeological remains or landscape features; does not encroach on any historic buildings; and does not introduce incompatible new features to the site.

Regrading should be limited to areas away from the historic property or at the rear of the historic building. You should avoid changes in the ground level near the historic building. New plantings and sidewalks are usually not a problem as long as the character of the site is not changed. Parking areas should be located at the rear of a site and in most cases should not abut the historic building.



Archeological remains refers to any prehistoric or historic archeological deposits or features that may exist. Significant archeological resources affected by a project must be protected and preserved. If such resources must be disturbed, mitigation measures must be undertaken. If human remains are discovered, cease work at that location and contact Sherman Banker at the Wisconsin Historical Society at 608-264-6507.

BUILDING EXTERIOR

A primary facade is one that is visible from public rights-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public view, but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary facades should be left intact, while rear facades may sometimes be altered more substantially.



REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any feature, such as railings, storefronts, column capitals, a dormer or a parapet, is always strongly encouraged. If replacement is necessary, documentation of the deteriorated condition of the feature should be submitted. Only those portions of any feature that are deteriorated should be replaced.



EXTERIOR BUILDING CLEANING

Removal of dirt or paint from exterior brick or stone is appropriate as long as it does not harm the building materials. (Because every method of exterior cleaning carries with it some risk of damage to masonry materials, you should consider carefully whether to clean the building at all.) In most cases, removal of dirt or paint is unnecessary in order to preserve a building.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Other forms of blasting are equally damaging and therefore also prohibited such as soda blasting, corn cob blasting and nut shell blasting. High pressure water blasting is equally damaging. Water pressures above 1000 psi can damage most building materials. Water pressure can be used safely at 1,000 psi with the spray wand a minimum of 12" away from the surface.



Building materials vary widely in composition. Chemicals that may be applied safely to one building can result in severe damage to another. NPS requires that a cleaning test panel be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner and/or architect should inspect the test panel for possible damage to the building materials, including mortar joints in masonry walls. The approved test area should be used as a standard by which the rest of the cleaning is evaluated.

Before cleaning metal elements, you need to determine if the metals are ferric or non-ferric. If exterior metal elements are ferric (iron-based) you need to determine if those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, metal trim is likely to beterne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting. We recommend that non-ferric metals simply be repainted.

TUCKPOINTING

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone walls. Only deteriorated mortar joints should be repointed. If done properly, the repointed joints will closely match the existing joints and should last for 30 years.



Hand chiseling is the method least likely to cause damage to the brick or stone.

Removing mortar with saws, grinders,

or power chisels must be done carefully and by an experienced mason. For example, if the mason is not experienced using a circular saw, it is quite easy to cut into the brick/stone at the head joint. Damaging the brick/stone during the repointing is not acceptable.

The composition of the new mortar must match the existing mortar. New mortar should contain enough hydrated lime to make it softer than the brick/stone. Unless examination reveals that the original mortar is unusually hard, the building should be repointed using mortar that is no harder than ASTM Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. ASTM Type O, is a slightly softer mortar consisting of 1 part Portland cement, 2 parts hydrated lime and 9 parts sand.

The appearance of the new joints should match those of the rest of the building. Mismatched



mortar joints can result in the building taking on a "patchwork quilt" appearance. (Above is an example of unacceptable repointing.) The primary concerns are the color of the replacement mortar and the tooling. White Portland cement can be used along with appropriate coloring agents to match existing mortar color. Using standard, gray Portland cement usually results in joints that do not match the original color. In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

We recommend that the mason complete a test panel (a sample area of repointed joints). Once the test panel is inspected to determine that the masonry has not been damaged and the mortar matches the appearance of the existing; the remainder of the building can be repointed.

REMOVAL OF BUILDING ADDITIONS

Demolition of existing buildings on/or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be demolished; it may be historically significant.

Evidence of whether a building is considered to be significant is often found in the National Register or State Register nomination for the property or district. Contact Joe DeRose, staff historian, at joe.derose@wisconsinhistory.org or 608/264-6512 for a determination of significance on any building proposed for demolition.

CONSTRUCTION OF NEW ADDITIONS

Building additions should be designed so that the character-defining features of the historic building are not changed, obscured, damaged, or destroyed. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public view.

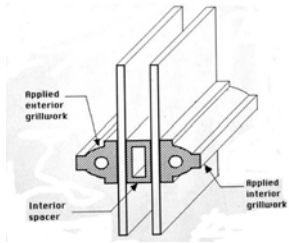
New design should always be clearly differentiated, so that the addition does not appear to match the historic building. Existing materials and detailing may inspire the new design but the addition should also stand as a contemporary design.

The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. The original massing of the historic building should be retained; meaning any addition should be offset at the corner. Both the link and offsetting the addition makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

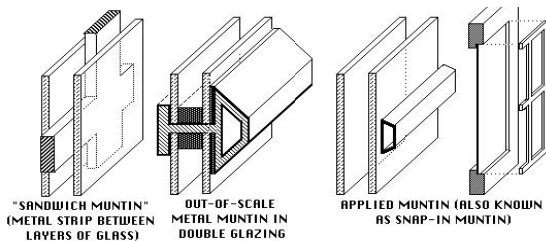
WINDOW REPLACEMENT

Historic features, such as windows, must be repaired before replaced whenever possible. If you desire replacement windows, you must demonstrate that the existing windows have deteriorated beyond repair. This means photographing all windows of a small commercial building or a representative grouping for each building elevation of a large commercial building. Both the interior and exterior conditions must be photographed. These photos should then be keyed to building elevation drawings.

If windows are in fact deteriorated beyond repair, their replacements must duplicate the appearance of the original windows, including the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, the window material and finishes.



ACCEPTABLE REPLACEMENT MUNTIN



UNACCEPTABLE REPLACEMENT MUNTIN

Accurately recreating the muntins (window dividers) is an important detail of replacement windows. Muntins that are sandwiched between the glass, placed on just one side or the other, or that don't match the historic profile are unacceptable. Muntins must be permanently attached to the exterior, the interior and also have a spacer bar between the 2 panes of glass. In doing so, the depth of the original shadow lines is recreated.

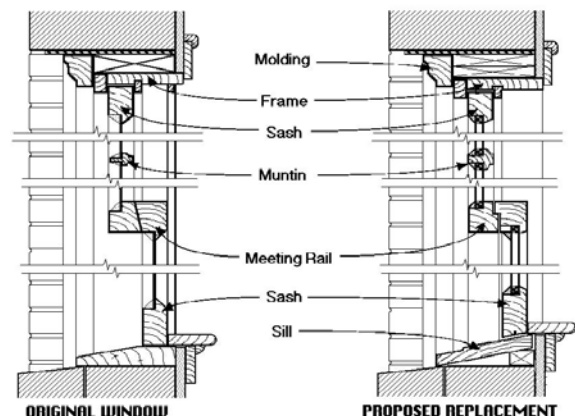
The use of tinted and reflective glass is not allowed. Low-E glass is allowable as long as the Visual Light Transmittance or VLT is 72 or higher.

Generally speaking, buildings 3-stories and less in height, wood windows are required to be replaced with wood windows. Buildings taller than 3-stories that have windows deteriorated beyond repair can replace the wood windows with wood or aluminum. It is acceptable to have wood replacement windows with metal clad at the exterior as long as the metal conforms in shape to the existing window moldings. The metal clad or aluminum cannot have an anodized finish but rather must have a powder-coated paint or baked on finish.

When aluminum windows are used as substitutes for wooden windows, the glass must be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a putty line. To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which set the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most historic buildings.

To change window materials, you must be able to demonstrate that using the historic material would be technically or financially infeasible.

To demonstrate that the new windows match the old, you must submit comparative window section drawings, showing the head, sill, jamb, and muntin sections of the old and the new windows.



COMPARATIVE WINDOW SECTIONS

STORM WINDOWS

To improve the energy efficiency of the historic windows, you may wish to install interior or exterior storm windows. New storm windows can be either wood or aluminum. Aluminum combination windows are acceptable as long as the window tracks are mounted flush with the face of window openings and the proportions of the storm windows match those of the original windows. Aluminum storm windows must also have a painted or baked-on finish, rather than an anodized finish.

CHANGES TO WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, more significant changes can usually be made; however, they must be in character with the rest of the building.



On masonry buildings, when original windows are closed-in, the infill material should match that of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with

materials to match the adjacent wall.

For new windows, the application should contain drawings similar to those specified in the window replacement section.

ROOF REPLACEMENT

Generally flat roofs that are not visible from the street can be replaced with modern roofing materials.

MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS

In most cases, mechanical, electrical and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items must be addressed in the application. Installation of new mechanical systems should be described in the most detail, since it is likely to affect significant spaces.

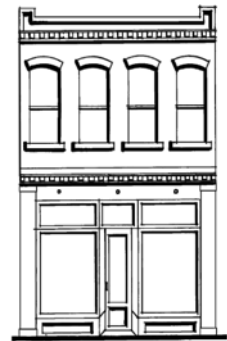
STOREFRONT RESTORATION

Rehabilitation of storefronts, either historic storefronts or those that have been altered requires careful consideration. The first step is to uncover features of the storefront that still exist. Often times when storefronts were altered, original features were simply covered rather than removed.



In doing so, you may find enough of the original storefront design to continue its restoration. If, after selective demolition, little or no original features exist, the next step is to locate any historic photos of the building.

Historic photos similar to the one above can be very helpful in recreating a lost storefront. If historic photos do not exist of the building, a new design will be needed. While considering the age and style of the building is important, there are common elements found on many commercial buildings such as sign boards, transom windows, and recessed entries. Storefront designs that vary from this traditional storefront design should be avoided unless you have historical documentation that supports the design.



INTERIOR TRIM ALTERATIONS

The Standards consider both highly decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and these should remain intact. If original features have to be removed during construction, they should be reinstalled (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations as this can create an interior that looks to be original, but is actually a collection of original building artifacts applied in non-original locations over new construction. Likewise, interior trim for new walls should be generally of the same type and proportion as the original trim, but should not duplicate it exactly.

INTERIOR WALL ALTERATIONS

Significant interior spaces must be preserved. The Standards do not allow total gutting of a building, unless the interior has been completely altered in the past and possesses no significant features or spaces. Significant interior spaces include both those that are highly decorated and original (such as hotel lobbies) and those that are characteristic of the buildings in which they are contained (such as school auditoriums and corridors).

In evaluating which spaces can be changed on an interior, you should determine which spaces are primary and which are secondary. Primary spaces are those that are important to the character of a building and should always be preserved. Because there are a wide variety of historic buildings, each with its own type of significance, there are no absolute rules for identifying primary spaces.

In general, public spaces are primary spaces and should be preserved largely intact whereas non-public spaces may be more altered. For example, the public spaces in a school building would include the



corridors, entrance lobbies, stairwells, and auditoriums.

These should be left intact. On the other hand, the non-public spaces, such as classrooms and offices, can be altered, provided that there are no highly significant features present. In office buildings, the public spaces would include the hallways, lobbies, and any decorative stairways. Public spaces in churches would include most of the interior features. On the other hand, there may be few or no public spaces in many warehouses and factories.

When interior walls are proposed to be changed, you will be required to submit both an existing and proposed floor plan. The existing floor plan should also illustrate what walls are planned to be removed as part of the project.

CHANGES IN ROOM FINISHES

Covering over of original finishes (such as stenciling), the removal of plaster or wooden elements (such as cornices or



wainscoting), or the application of textured wall paints on original plaster is not appropriate and should be avoided. Similarly, the removal of plaster to expose brick or stone is not appropriate. Historically, brick would be left exposed only in utilitarian structures such as mills, factories, or warehouses. Typical commercial buildings and residences would have had finished walls; usually plaster.

Avoid removing or permanently damaging decorative flooring; such as tile, marble or wood.

Lowering ceilings, particularly those in public spaces should be avoided. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least five feet from the outside walls. Installing plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings is not allowed. In spaces where the ceilings are to be lowered or repaired, and the original ceiling was plastered, you should install suspended gypsum drywall (or plaster) in lieu of suspended acoustical tile.

FOR FURTHER INFORMATION

Additional information regarding common historic building projects can be found within the Preservation Briefs published by the National Park Service. Copies of the both the Standards and Preservation Briefs are available on request from the Division of Historic Preservation.

The Standards are available on-line at: <http://www.nps.gov/hps/tps/standguide/>

The Preservation Briefs are available on-line at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>



WISCONSIN
HISTORICAL
SOCIETY

Application Instructions For FEDERAL & STATE Income-Producing Tax Credits

This guidance applies to owners applying for both the federal and state tax credit.

A 20% federal income tax credit is available to owners who rehabilitate their income-producing certified historic structures. This nation-wide program is managed by the National Park Service (NPS) and administered in Wisconsin by the State Historic Preservation Office (SHPO) located within the Wisconsin Historical Society (WHS). The State of Wisconsin has a 20% tax credit up to \$3.5 million per parcel. To claim the state credit, the owner must receive approval from SHPO prior to starting work. While this is not the case with the federal credit, beginning work prior to NPS approval is not recommended. In order to receive both tax credits, approval is required by SHPO, NPS and the Wisconsin Economic Development Corporation (WEDC).

BEFORE APPLYING

1. Make sure the project meets the financial requirements. The proposed project must equal at least \$50,000 or the "adjusted basis" of the building, whichever is greater. The adjusted basis is the price that you paid for the building (minus the value of the land), plus any improvements, minus any depreciation.
2. Consult an accountant, tax attorney, Internal Revenue Service (IRS) and/or Department of Revenue (DOR) to determine whether these incentives would be applicable to the owner's financial situation.
3. Contact a SHPO architect to discuss the proposed project. (Refer to the map at the end of this document to find your architect.) The architect can confirm the building's status on the National Register and discuss preliminary details of the project to determine whether it will meet The Secretary of the Interior's Standards for Rehabilitation.



HOW TO APPLY

All application forms must be completed with original owner signature(s). **Submit two copies of all forms, photographs, drawings and other materials to SHPO at Wisconsin Historical Society, 816 State Street, Madison WI 53706.** One copy is kept at SHPO while the second copy is sent to NPS. The application parts may be sent separately or together, but if they are sent separately, Part 1 must precede Part 2. In order to complete the application process for the State tax credits, WEDC will send the owner appropriate forms to be completed after the Part 2 has been approved by SHPO.

PHOTOGRAPHY

Submit detailed photos of the building along with the Part 1 and/or Part 2 applications. Photos are required to be 4" x 6" (color and commercially processed on photo paper). All photos must be labeled on the back with the historic property name, date and photo number keyed to a floor plan. At a minimum the following photographs are required:

- a. Several photos of the site and setting
- b. At least one photo of each building elevation
- c. Detailed (close-up) photos of specific architectural features affected by the proposed rehabilitation
- d. Photos of interior spaces/rooms

THE PART 1 APPLICATION

Submit two copies of the Part 1 Application, two sets of the required photographs and photo key and two copies of the historic district map with the project building(s) highlighted.

The Part 1 is used to request certification that a building contributes to the significance of a registered historic district. **Or** The Part 1 is used to determine that a building is eligible for listing in the National Register of Historic Places. The Part 1 is not needed if the property is a single building currently listed in the National Register of Historic Places. If the building is not yet listed, attach a draft National Register nomination to the Part 1 application.



THE PART 2 APPLICATION

Submit two copies of the Part 2 Application, two sets of the required photographs (if not submitted with the Part 1) and photo key, and two sets of any/all drawings, and manufacturer's information. If the drawings are larger than 15" x 21" submit half size drawing sets.

The Part 2 is used to describe all proposed work to the building and site as well as any new building addition. The work items must be broken out and described individually, explaining the existing condition and proposed treatment. Examples of these work items include but are not limited to: site work, foundation, roof, exterior masonry, windows, exterior doors, interior finishes, mechanical, electrical, and plumbing. Reference the photograph or drawing numbers that illustrate the feature in your description. All projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation. If the owner would like to complete the work over five years, submit a proposed project schedule listing what work would take place in each year.

Expenditures associated with the exterior or the interior of certified historic structures (with the exception of moveable equipment) as well as architect/engineering fees are eligible expenses. The costs of site work, acquisition, and construction of new additions are not eligible for the credits.

COMMON REASONS FOR RETURNS

1. Lack of photographic documentation.

In order to fully review the proposed work, the existing building conditions must be documented. Photos of the entire building are required, even if work is not proposed in a particular area. Submit photos of all exterior elevations and of all interior spaces.

2. Lack of adequate plans.

Depending on the size and scope of work, construction drawings may be required. For example, when interior work involves inserting new or removing original walls, submit existing and proposed floor plans. If any interior finishes are proposed to change, submit existing and proposed finish schedules. If original windows are proposed to be replaced, submit existing and proposed dimensioned window details.

3. Lack of required signatures.

Applications must have original signatures of all property owners. All names, addresses, and taxpayer identification numbers of those owners must be indicated on the application. A general partner who is in the process of soliciting partners at the time of application should include a statement that the names of the remaining partners are unknown, but that they will be submitted at a later date.

4. Failure to describe significant aspects of a project. NPS must review all parts of a project and requires applicants to address all aspects of project work including interior work, new construction, demolition of nearby structures, and installation of new mechanical and electrical systems. To ensure compliance confirm the entire project is described within the Part 2 application.

REVIEW FEES

NPS charges a fee for reviewing Part 2 and Part 3 applications according to the fee schedule published on the NPS website. Once NPS receives the Part 2 application they will email the owner with instructions on how to pay the fee. NPS will not begin their review until payment has been received. SHPO does not charge a review fee.



REVIEW PROCESS

SHPO architects review the application materials and forward one set to NPS with treatment recommendations. While they may consider SHPO's recommendations, NPS has final approval. If all necessary materials are included with the applications, the owner should receive a decision within 45-60 days. The owner must complete the required WEDC forms in order to claim the State Tax Credit.

CARRYING OUT THE WORK

Once the Part 2 application has been approved by NPS, work may begin. It is possible to amend the project by submitting the NPS amendment form (along with necessary photos and drawings) to SHPO. The amendment will be reviewed and forwarded to NPS with recommendations. NPS will review and mail the signed form back to the owner along with any assigned conditions.

If the property received a preliminary determination of significance through the Part 1 application process, (in other words, if it is not individually listed in the National Register or certified as contributing to a National Register district), complete a National Register nomination for the property. National Register listing is a lengthy process, so we recommend beginning this work immediately upon Part 1 approval as tax credits cannot be claimed until the building is listed.



THE PART 3 APPLICATION

Submit two copies of the Part 3 Application within the calendar year the project is completed and the building is placed in service. Along with the Part 3, submit two sets of 4" x 6" color photos labeled on the back with the historic property name, date and photo number (keyed to a floor plan).

CLAIMING THE CREDITS

Once NPS approves the project, the signed Part 3 is submitted with taxes to claim the credit (if the building is listed). If the building is not yet listed at the time of completion, submit a request for extension with the IRS. The owner must claim 20% of the tax credit per year for 5 years. This new law applies to both State and Federal tax credits. If within five years, of the building being placed into service, it is sold or altered in a way that diminishes its historic character, the tax credit must be repaid to the IRS and DOR. Repayment is prorated over the five-year period after the building is placed in service.

FOR FURTHER INFORMATION...

COMPLETING THE PART 1

For advice about completing the Part 1 certification application, contact **Joe DeRose** at 608/264-6512 or joe.derose@wisconsinhistory.org.

HIRING A CONSULTANT

While it is not required, many applicants will hire professional consultants to complete the Part 1 application and/or the National Register of Historic Places Nomination.

www.wisconsinhistory.org/hp/consultantlist.asp

NATIONAL REGISTER QUESTIONS

For information on listing a building in the National Register of Historic Places contact **Ian Gort** at 608/264-6502 or ian.gort@wisconsinhistory.org.

TAX QUESTIONS

With any IRS questions contact:

Colleen Gallagher at 763-347-7361

With any DOR questions contact:

Craig Kvammen at 608-266-7177

WISCONSIN HISTORICAL SOCIETY

www.wisconsinhistory.org/taxcredits

NATIONAL PARK SERVICE

<http://www.nps.gov/tps/tax-incentives.htm>

SHPO ARCHITECTS (by region)

